

Referral
6-4-19.

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**



May 23, 2019

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: Chemical Bank Headquarters Brownfield Redevelopment Plan

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Chemical Bank Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its May 8, 2019 meeting and a public hearing was held by the DBRA on May 16, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated May 8, 2019 (Exhibit B), recommending approval of the Plan, including the minutes of the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On May 22, 2019, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

GPC Adams, LLC, a Sterling Group affiliate on behalf of Chemical Bank, is the project developer (the "Developer") for the Plan which entails the demolition of the current ten-story building in order to facilitate construction of Chemical Bank's new headquarters. The building will be approximately twenty stories tall and will include ground-level commercial space with ten stories of parking and nine office stories. Chemical Bank will occupy six to seven stories within the building and plans to expand into the remaining floors or lease to other office tenants. The ground floor is proposed to house a bank branch and/or an additional retail tenant.

The total construction costs are estimated to be \$71 million. The Developer is requesting a maximum reimbursement amount of \$25,000,000.00 in TIF reimbursement, however only \$16,700,493.00 in TIF Reimbursement is projected to be captured for the life of the Plan.

There will be 380 temporary construction jobs and 250 FTE jobs. The 380 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 250 FTE jobs may include the relocation of existing Chemical Bank employees to the City of Detroit.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels located in Detroit's Central Business District, bounded by West Elizabeth Street to the North, Woodward Avenue to the East, an alley to the South, and the property line of 44-48 West Adams to the West.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be functionally obsolete and/or is adjacent and contiguous to a functionally obsolete property as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition and asbestos abatement, site preparation activities, infrastructure activities, and the preparation and implementation of a brownfield plan and 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessments	\$5,000.00
2. Demolition	\$2,070,368.00
3. Lead and Asbestos Activities	\$121,550.00
4. Infrastructure Improvements	\$18,780,908.00
5. Site Preparation	\$709,783.00
6. Brownfield Plan & Act 381 Work Plan	\$30,000.00
7. Cost Tracking Compliance	\$30,000.00
8. Contingency (15%)	\$3,252,391.00
*Total Maximum Reimbursement to Developer	\$25,000,000.00
9. Authority Administrative Costs	\$2,575,672.00
10. State Brownfield Redevelopment Fund	\$1,821,662.00
11. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$29,397,334.00

*Developer is only projecting to receive \$16,700,493 in TIF Reimbursement

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Commercial Rehabilitation Act (CRA) PA 210 Tax Abatement.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

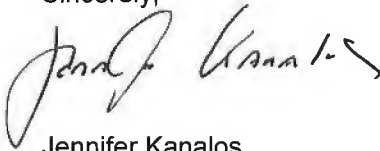
Honorable City Council

May 23, 2019

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- a.) May 28, 2019
City Council adoption of the Resolution (Exhibit D), setting the Chemical Bank Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for June 6, 2019 at 10:10 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) June 6, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) June 6, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Chemical Bank Headquarters Brownfield Redevelopment Plan.
- d.) June 11, 2019
City Council adoption of the Resolution approving the Chemical Bank Headquarters Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c City Clerk
Marcel Todd
Irvin Corley, Jr.
David Whitaker
Derrick Headd
Marcel Hurt
DeAndree Watson
Kevin Johnson
Malinda Jensen
Matthew Walters
Allen Rawls
Brian Vosburg
Stephanie Washington

EXHIBIT A

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE Proposed Chemical Bank Headquarters REDEVELOPMENT PROJECT

Prepared by:

GPC Adams, LLC
Sterling Group
333 W Fort Street, Suite 1350
Detroit, MI 48226
Contact Person: Elie Torgow
Phone: 313-963-1212

PM Environmental
4080 West Eleven Mile Road
Berkley, Michigan, 48072
Contact Person: Elizabeth Masserang
Phone: 248-414-1441
masserang@pmenv.com

January 17, 2019
Revised April 15, 2019

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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Exhibit A
Proposed Chemical Bank Headquarters
Brownfield Redevelopment Plan

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The identification or designation of a developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The property comprising the eligible property consists of two (2) parcels. The parcel identified as 25 West Elizabeth Street is functionally obsolete and the parcel identified as 2047 Woodward Avenue is adjacent and contiguous to 25 West Elizabeth Street. The aforementioned parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Central Business District, bounded by West Elizabeth Street to the North, Woodward Avenue to the East, an alley to the South, and the property line of 44-48 West Adams to the West.

Parcel information is outlined below.

Address	Tax ID	Owner
25 West Elizabeth Street	02000389.	GPC Adams, LLC
2047 Woodward Avenue	02001865.	GPC Adams, LLC

GPC Adams, LLC on behalf of Sterling Group is the project developer (“Developer”) and owner of the Property. The project entails the demolition of the current ten-story building in order to facilitate construction of Chemical Bank’s new headquarters. The new building will be approximately 20-stories tall and will include ground-level commercial space (approximately 7,500 square feet) with approximately ten-stories of parking and approximately nine office stories. Chemical Bank will occupy six to seven stories within the building. The remaining floors may allow for expansion of Chemical Bank and/or house additional office tenants. The ground floor is proposed to house a bank branch and/or additional retail tenants. It is currently anticipated construction will begin in the summer of 2019 and eligible activities will be completed within 3 years. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All such changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be functionally obsolete as defined by Act 381 and/or is adjacent and contiguous to a functionally obsolete property and the development of the adjacent and contiguous parcel is estimated to increase the captured taxable value of the remainder of the eligible property.

The current building’s deterioration has left it unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor’s expert opinion that the Property is functionally obsolete has been provided by Developer to the DBRA and is attached hereto as Attachment H. Further description of its eligibility is outlined below.

- Column placement on many floors impacting the functionality of space
- Floor plans and overall building design does not support maximal utility or modern demands
- Obsolete building materials through the presence of asbestos
- Lack of proper lighting and electrical within portions of the property
- Poor condition of the floors, ceilings, roof, and walls and portions of the building in disrepair (i.e. water damage, peeling paint, damage to ceilings, etc.)
- Interior finishes have been stripped
- A new security system must be installed
- The current configurations do not meet market demand for the original purpose of the building, nor does it meet market demand for its future use
- Mechanical and electrical systems must be replaced
- The elevators must be brought up to code
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed
- The windows must be rehabilitated or replaced
- The roof must be replaced

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2(o) of Act 381, because they include demolition and asbestos abatement, site preparation activities, infrastructure improvements, and the preparation and implementation of a brownfield plan and 381 work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues (as defined by Section 2(ss) of Act 381) from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities incurred by it as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund and the Michigan Department of Environmental Quality, as may be required pursuant to Act 381, within 180 days after the date this Plan is approved by the governing body, or such other date as the DBRA may agree to in writing or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved MDEQ or MSF work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increment revenues are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Revolving Fund
School Operating Tax	\$13,782,410	\$0	\$0	\$0
State Education Tax	\$2,297,068	\$0	\$1,821,662	\$0
City Operating	\$0	\$0	\$0	\$0
Library	\$0	\$0	\$0	\$0
Wayne County	\$239,429	\$993,036	\$0	\$0
HCMA	\$0	\$0	\$0	\$0
RESA/Special Ed	\$381,586	\$1,582,636	\$0	\$0
Wayne County Community College	\$0	\$0	\$0	\$0
TOTALS	\$16,700,493*	\$2,575,672	\$1,821,662	\$0

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$3,968,927
School Debt and Judgment	\$7,370,864
DIA Millages	\$113,398
Zoo Millages	\$56,699
Downtown Development Authority	\$17,822,579
Total	\$50,430,293

*The total not to exceed amount requested for approval is \$25,000,000. The eligible expenses are well in excess of this amount so should revenues be available, the developer is requesting up to \$25,000,000 be reimbursed.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of

tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan. The beginning date of the capture of tax increment revenue shall be the 2022 tax year (commencing with the Summer 2022 property taxes).

The Project is anticipated to have \$37,096,150 in eligible expenses; however, it is projected that only \$16,700,493 will be captured and available for reimbursement under this Plan. Notwithstanding the foregoing sentence, should more tax increment revenue be available for capture than what is currently projected, the Developer is requesting that \$25,000,000 be approved as the maximum reimbursement amount under this Plan. This requested maximum allowance would ensure that should projected taxable value be higher than projected or a PA210 tax abatement not approved, the Developer is able to capture available Tax Increment Revenues.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the Michigan Strategic Fund or Michigan Department of Environmental Quality does not approve the payment of interest on an eligible activity with school taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities permitted under this Plan.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the Tax Increment Financing (TIF) table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

No displacement of residents is expected as part of this project. There are no residential individuals on the Property; however, there are currently two office tenants within the current building. Developer represents that prior to the Developer taking any action on this Plan, these tenants had already established plans to relocate into the adjacent building once their current leases end. An additional lease for the surface parking exists on the Property, however, this lease contains no contractual option to renew and will expire on its own terms before Project commencement. Developer represents and warrants that all proper notices will be given prior to termination of these leases and Developer shall comply with all applicable relocation requirements under Act 381 and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646.

I. Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed on the Property (“Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

The Developer further represents and warrants that the Project does not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

The Developer has applied or will apply for a property tax abatement under the Commercial Rehabilitation Act, PA 210 of 2005, as amended. If approved, the abatements will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenue available pursuant to this Plan.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

#3708938 v9

III. ATTACHMENTS

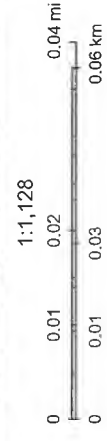
ATTACHMENT A

Site Map

Parcel Map



July 10, 2018



SEMOG, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,
USDA, AAFC, NRCan

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

25 W ELIZABETH 48226 (Property Address)

Parcel Number: 02000389.



Item 1 of 3 3 Images / 0 Sketches

Property Owner: 28 ASSOCIATES, LLC.

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1951
 - # of Buildings: 2
 - Total Sq.Ft.: 118,800
- > Assessed Value: \$1,544,000 | Taxable Value: \$1,358,951
- > Property Tax information found

Owner and Taxpayer Information

Owner	28 ASSOCIATES, LLC. 333 W. FORT ST., SUITE 1350 DETROIT, MI 48226	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	204-COMMERCIAL CBD	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$1,544,000
WARD#	02	Taxable Value	\$1,358,951
DISTRICT	4	State Equalized Value	\$1,544,000
ASMT CODE	Not Available	Date of Last Name Change	09/09/2016
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	B5	Total Acres	0.248
Land Value	\$540,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	120.00 ft	90.00 ft
Total Frontage: 120.00 ft		Average Depth: 90.00 ft

Legal Description

S ELIZABETH 26-25-24 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 120 X 90

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/03/2016	\$8,850,000.00	CD	28 W. ADAMS, LLC.	28 ASSOCIATES, LLC.	MULTI PARCEL REF	52976/173
07/25/2013	\$4,250,000.00	PTA	PF FUND MUTUAL BLDG INC	28 W. ADAMS LLC	VALID ARMS LENGTH	
06/01/2000	\$7,000,000.00	PTA			NO CONSIDERATION	92030:94220

Building Information - 43200.00 sq ft Garages - Parking Structures Above Ground (Commercial)

Floor Area	43,200 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Garages - Parking Structures	Class	B
Stories Above Ground	Above Ground	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1951	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	51%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	22 yrs

Building Information - 75600.00 sq ft Office Buildings (Commercial)

Floor Area	75,600 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Office Buildings	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1951	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	51%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	33 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

2047 WOODWARD AVENUE 48201 (Property Address)

Parcel Number: 02001865.



Item 1 of 2 2 Images / 0 Sketches

Property Owner: 28 ASSOCIATES, LLC.**Summary Information**

> Assessed Value: \$240,100 | Taxable Value: \$211,347 > Property Tax information found

Owner and Taxpayer Information

Owner	28 ASSOCIATES, LLC. 333 W. FORT ST., SUITE 1350 DETROIT, MI 48226	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2018

Property Class	204-COMMERCIAL CBD	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$240,100
WARD#	02	Taxable Value	\$211,347
DISTRICT	4	State Equalized Value	\$240,100
ASMT CODE	Not Available	Date of Last Name Change	09/09/2016
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	B5	Total Acres	0.212
Land Value	\$462,600	Land Improvements	\$11,672
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	95.00 ft	97.00 ft
Total Frontage: 95.00 ft		Average Depth: 97.00 ft

Legal Description

W WOODWARD 4-3 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 95.22 X 97.14A

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/03/2016	\$8,850,000.00	CD	28 W. ADAMS, LLC.	28 ASSOCIATES, LLC.	MULTI PARCEL REF	52976/173
07/25/2013	\$4,250,000.00	PTA	PF FUND MUTUAL BUILDING INC	28 W. ADAMS LLC	VALID ARMS LENGTH	
06/01/2000	\$7,000,000.00	PTA			NO CONSIDERATION	92030:94220
01/01/1970	\$145,000.00	WD			VALID ARMS LENGTH	00003:03400

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ATTACHMENT C

Project Description

Proposed Chemical Bank Headquarters

PROJECT DESCRIPTION

Project Synopsis

The proposed Development will create an anchored office space for Chemical Bank's new headquarters. The project proposes the demolition of the current building at 25 West Elizabeth Street and surface parking at 2047 Woodward Avenue for the new construction of a 20 story office building, with ten stories of parking, nine stories of Class-A office space, and ground floor retail space anticipated to house a bank branch and potentially an additional retail tenant. Chemical Bank will occupy six to seven stories within the building and will plan to expand into the remaining floors or the property will be leased to other office tenants. The entire building is anticipated to consist of the following estimated square footages:

- Nine floors of office space, totaling approximately 185,000 square feet
- Ten floors of parking, totaling approximately 227,000 square feet
- Ground floor retail, totaling approximately 7,500 square feet

The developer will create a terrace level atop the building, to provide skyline vantage points and outdoor space for tenants.

Upon completion, this project will replace a functionally obsolete building and bring the property into a higher use that will support the current market. Creating the space for up to at least 500 new jobs in the City of Detroit, it will further catalyze economic development in the area, significantly increasing the daytime foot traffic and consumer spending in the Central Business District. The project is slated to commence Summer of 2019 with a completion goal of Fall/Winter of 2021.

Economic Benefit

Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs and residents that the project will create. It will also create much needed multi-story parking to service entertainment and sporting events at nearby venues including the Fillmore Theater, Fox Theater, Comerica Park, and Ford Field.

On a short term basis, approximately 380 temporary construction jobs will be created during demolition and new construction activities. The proposed redevelopment associated with the new headquarters will relocate 300 existing Chemical Bank jobs to Detroit and is anticipated to create approximately 200 new jobs in Detroit over the next five years. Chemical Bank anticipates creating an additional 100-200 additional jobs throughout Michigan, which would total 300-400 new jobs state-wide, as a result of planned growth which is largely attributable to building its headquarters in Detroit. In addition, the leased retail and office tenants are anticipated to create additional spin-off jobs in the City. Chemical Bank is experienced in employing local residents on their projects and will utilize available City led programs meant to connect them to the local job seekers and contractors such as the D2D program and a Skilled Trades Task Force to ensure Detroit-based contractors and workers benefit from the redevelopment.

The Development is also anticipated to generate new income tax in addition to the jobs created. Investments in the community such as this that will have positive long-term effects and secure the vibrancy of the Central Business District. The increase in banking and tenant based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters.

Project Investment Estimates to Date

Hard Costs: Approximately \$71-72 million

Total Costs: Approximately \$104 million

Additional Financing Incentives Associated with the Redevelopment

The Developer is also pursuing the following at this time:

- A Commercial Rehabilitation Act (CRA) Tax Exemption (Public Act 210)

Development Team and Company Synopsis

Sterling Group, which has been actively involved for over 25 years and has participated in some of the regions most significant projects from historic restorations and renovations to operating in all real estate sectors, is the project developer. Sterling Group was founded in 1988. Sterling Group is skilled at new construction adaptive reuse/restoration techniques including the redeveloping of historic or challenged buildings.

Chemical Bank, the proposed tenant and project partner has also made significant contributions to growing business in the City of Detroit. In the Marygrove Neighborhood, just south of Marygrove College, Chemical Bank launched the Marygrove Renovation Project to assist Detroit homeowners with home renovation grants and partnered with a local non-profit to development move-in ready homes in the neighborhood. These efforts help to stabilize the neighborhood by improving property values and spurring additional development. In addition, Chemical Bank assisted in the creation of the Detroit Home Mortgage program, designed to enable banks to lend to qualifying homebuyers when a discrepancy exists between the actual cost of a home and, often, a lower appraised value. Chemical Bank also provides various other special lending programs within the City that ensure a path towards home ownership and rehabilitation in Detroit.

ATTACHMENT D

Supportive Letters



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

January 11, 2019

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: Chemical Bank Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Chemical Bank Brownfield Redevelopment Plan (the "Plan").

Chemical QOZB, LLC on behalf of Chemical Bank is the project developer ("Developer"). The property in the Plan is located on two parcels located on Detroit's Central Business District, bounded by West Elizabeth Street to the North, Woodward Avenue to the East, an alley to the South, and the property line of 44-48 West Adams to the West

The Plan will consist of the demolition of the current ten-story building in order to facilitate construction of Chemical Bank's new headquarters. The building will be approximately twenty stories tall and will include ground-level commercial space with ten stories of parking and nine office stories. Chemical Bank will occupy six to seven stories within the building and plans to expand into the remaining floors or lease to other office tenants. The ground floor is proposed to house a bank branch and/or an additional retail tenant.

The new development is also in close proximity to Downtown, District Detroit and Midtown. Total investment is estimated at \$116 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,



Maurice Cox
Director
Planning and Development Department

c: B Vo-burg



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE TREASURY

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 1200
DETROIT, MICHIGAN 48226
PHONE: 313-224-9575
FAX: 313-224-4466
WWW.DETROITMI.GOV

December 11, 2018

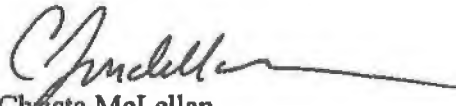
Jeff Mason
Chief Executive Officer
Michigan Economic Development Corp
300 N. Washington Sq.
Lansing, MI 48913

RE: City of Detroit and Chemical Bank

Dear Mr. Mason,

In July 2018, the City of Detroit issued a Request for Proposal (RFP) for banking services. As a result of this RFP, Chemical Bank was selected to serve as the main operating bank for the City of Detroit. The services provided by Chemical Bank will include deposit solutions (ACH, deposits, lockbox, etc.), disbursements as well as online banking. In addition, Chemical Bank is collaborating with the Office of the Treasury to streamline processes and create efficiencies in the City's Treasury Operations. The City of Detroit looks forward to a long-standing relationship with Chemical Bank.

Sincerely,



Christa McLellan
Deputy CFO/Treasurer



8220 Second Avenue – Detroit, Michigan 48202 – (313) 871-2087 phone – (313) 871-7745 fax

Rev. Dr. Wendell Anthony,
President
Kamillia K. Landrum,
Deputy Executive Director

December 11, 2018

Ms. Jennifer Kanalos
Director
Detroit Brownfield Redevelopment Authority
500 Griswold St.
Detroit, MI 48226

Dear Ms. Kanalos:

Please receive this letter in eager anticipation of the new development of Chemical Bank's Headquarters, in the city of Detroit. The city of Detroit is on a grand economic journey to rebuild not only downtown but hopefully our neighborhoods as well. Chemical Bank's commitment to the city of Detroit would include its national headquarters and also retail, commercial, and residential space. It will offer even more economic advantage to the citizens of Detroit.

The Chemical Bank organization has made more than just an economic development initiative in our city. We remain optimistic about the bank's commitment to offer educational services, financial literacy, and to increase job opportunities in our city. Chemical Bank and its leadership have a track record of being community sensitive and involved with neighborhood revitalization, as well as youth educational scholarship and support. There are unlimited possibilities of having a bank that is not only concerned about product but is also very clearly concerned about people.

Chemical Bank and its proposed new headquarters, located at 2047 Woodward Ave., serves as a signal to companies and businesses standing at the brink of *whether or not to invest in the city of Detroit*. Hopefully this new entity presenting such a unique opportunity to the city and its people will lead to even enhanced development from the riverfront to Eight Mile Road. We are in full support of Chemical Bank and what this opportunity represents. We are pleased for the city of Detroit and its people for the increased opportunities in the area of economic and community benefits in order to make a significant difference. If you need any further information, I am only too pleased to provide the same. I may be reached at (313) 347-2820 or revwendellanthony@gmail.com.

Yours for Our City,

Rev. Dr. Wendell Anthony



December 8, 2018

Jennifer Kanalos
Director, Detroit Brownfield Redevelopment Authority
500 Griswold Street
Detroit, Michigan 48226

Ms. Kanalos:

Real Times Media/The Michigan Chronicle is in full support of Chemical Bank's proposed development for its new Detroit headquarters located at 2047 Woodward Avenue, Detroit, Michigan.

The move of Chemical Bank's headquarters to Detroit and its subsequent development is an added value to Detroit's economy, growth and future progress. With the hundreds of new jobs and employees moving to Detroit through the potential development, it continues to help enhance Detroit's attractiveness to businesses and people across the globe.

Chemical's new development also opens the doors for new jobs, financial literacy and education as well as small business, commercial and personal development opportunities. Its ongoing dedication to the city of Detroit – exemplified in its move and the development - will be an asset to this community. We also believe Chemical Bank has an awareness, understanding and respect for Detroit's diversity and will create an infrastructure that embraces the needs of Detroit citizens, businesses and partners.

As a neighboring business/property owner, we appreciate the inclusion of the community in the planning processes and are excited to see the economic and community benefits of the new Chemical Bank Detroit headquarters.

Respectfully,

Hiram E. Jackson
President and CEO



November 14, 2018

Ms. Jennifer Ross
City of Detroit
Historic District Commission

Re: 25 W. Elizabeth Street Annex Building and Chemical Bank Mixed Use project

Dear Jennifer:

On behalf of the Detroit Theatre District Association and the Grand Circus Park Conservancy, please accept this letter of support for the proposed Chemical Bank Mixed Use project which also involves the removal of the Elizabeth Street Annex building to allow the new construction. The Elizabeth Street Annex building (25 W. Elizabeth Street), a 1950 addition to the historic 1922 Grand Park Centre building (28 W. Adams Street), is a deterrent to the major improvement program of the Chemical Bank Mixed Use building (2047 Woodward Avenue) that will be of substantial benefit to the community.

The Chemical Bank project solidifies a density of development adjacent to our Theatre District's northern edge which extends the substance of the Grand Circus Park Historic District. The stabilization of the Grand Centre Building through the transfer of the mechanical and electrical systems in the Chemical Bank project, will allow this major high occupancy facility to continue its contributions to the Park district.

For the foregoing reasons, I strongly support the proposed Chemical Bank Mixed Use project.

Sincerely

A handwritten signature in dark ink, appearing to read "David M. Di Rita", with a stylized flourish at the end.

David M. Di Rita

President -Detroit Theatre District Business Association
Board Member - Grand Circus Park Conservancy



November 21st, 2018

Ms. Jennifer Kanalos
Director,
Detroit Brownfield Redevelopment Authority
500 Griswold Street
Detroit, MI 48226

Ms. Kanalos,

When I heard of a major bank like Chemical Bank choosing downtown Detroit as its new home, I was extremely elated. I would like to express my full support for Chemical Bank's proposed new headquarters located at 2047 Woodward Avenue in the Foxtown neighborhood. The decision to move Chemical Bank's headquarters to Detroit and its subsequent development is a significant and historic moment for the economy in the City of Detroit.

I believe Chemical Bank's attention to the unique needs of Detroit's Citizens and Stakeholders will prove to be an invaluable asset that will serve all Detroiters. With its ability to offer financial literacy and educational services, commercial and personal development opportunities, and an increasing number of jobs in Downtown Detroit.

Chemical Bank's commitment to the City of Detroit illustrated through the development of its Headquarters will continue to lift Detroit towards even more success. The Development will also offer additional retail, commercial, and residential space, offering more economic advantages to its neighbors. As a neighboring business owner we appreciate the inclusion of the community in the planning process and are excited to see the economic and community benefits of the new Chemical Bank Headquarters. I remain;

Sincerely Yours,

Paul Kado
Owner, City Market

575 Brush St. Detroit, MI 48226 Tel: 313-222-0000

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 5,000		\$ 5,000
Pre-Approved Activities Sub-Total	\$ 5,000	\$ -	\$ 5,000
Demolition			
Building Demolition Activities	\$ 1,098,000	\$ 1,098,000	
Foundation Removal	\$ 136,067	\$ 136,067	
Fill/Compaction/Rough Grading to Balance Site where Bldg. was Located	\$ 702,000	\$ 702,000	
Removal of Parking Lots	\$ 4,500	\$ 4,500	
Removal of Sidewalks	\$ 3,559	\$ 3,559	
Professional Fees Related to Geotechnical, Engineering & Design Work if Directly Related to Building and/or Site Demolition Activities	\$ 126,242	\$ 126,242	
Demolition Sub-Total	\$ 2,070,368	\$ 2,070,368	\$ -
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 121,550	\$ 121,550	
Asbestos and Lead Activities Sub-Total	\$ 121,550	\$ 121,550	\$ -
Infrastructure Improvements			
Underground and Multi-Level Parking Structures (public or private)	\$ 15,628,904	\$ 15,628,904	
Curbs and Gutters	\$ 10,680	\$ 10,680	
Side Walk Improvements	\$ 53,000	\$ 53,000	
Public Lighting	\$ 10,000	\$ 10,000	
Landscaping in ROW	\$ 79,746	\$ 79,746	
Roads	\$ 90,850	\$ 90,850	
Public Signage	\$ 2,750	\$ 2,750	
Storm Sewers	\$ 9,200	\$ 9,200	
Water Mains	\$ 35,350	\$ 35,350	
Sanitary Sewer Mains	\$ 8,500	\$ 8,500	
Professional Fees Related to Geotechnical, Engineering & Design Work if Directly Related to Infrastructure Improvements	\$ 2,851,928	\$ 2,851,928	
Infrastructure Sub-Total	\$ 18,780,908	\$ 18,780,908	\$ -
Site Preparation			
Temporary Traffic Control	\$ 8,500	\$ 8,500	
Temporary Erosion Control	\$ 3,400	\$ 3,400	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 79,341	\$ 79,341	
Temporary Facility	\$ 535,124	\$ 535,124	
Grading (including reasonable mass grading of entire project site)	\$ 5,047	\$ 5,047	
Staking	\$ 5,560	\$ 5,560	
Excavation of Unstable Material	\$ 57,811	\$ 57,811	
Dewatering Relating to Other Eligible Activities	\$ 15,000	\$ 15,000	
Site Preparation Sub-Total	\$ 709,783	\$ 709,783	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan Preparation	\$ 30,000	\$ 30,000	
Brownfield Plan Implementation	\$ 30,000	\$ 30,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 60,000	\$ -
Eligible Activities Sub-Total	\$ 21,747,809	\$ 21,742,609	\$ 5,000
15% Contingency*	\$ 3,252,391	\$ 3,252,391	\$ -
Developer Eligible Reimbursement Total	\$ 25,000,000	\$ 24,995,000	\$ 5,000
TIF Capture for Local Site Remediation Revolving Fund	\$ -	\$ -	\$ -
Administrative Fee	\$ 2,575,672	\$ -	\$ -
State Brownfield Fund	\$ 1,821,662	\$ -	\$ -
Total	\$ 29,397,334	\$ 24,995,000	\$ 5,000

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities.

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates
Chemical Bank Headquarters
25 W Elizabeth Street and 2047 Woodward Avenue
Detroit, Michigan
January 9, 2019

Exhibit A: Chemical Bank Headquarters Brownfield Plan TIF Table

Estimated Taxable Value (TV) Increase Rate: 1% per year

	Plan Year									
	0	1	2	3	4	5	6	7		
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Calendar Year										
*Base Taxable Value	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298	\$ 1,570,298
Estimated New TV	\$ 1,570,298	\$ 1,570,298	\$ 22,396,600		\$ 22,620,566	\$ 22,846,772	\$ 23,075,239	\$ 23,305,992	\$ 23,539,052	\$ 23,774,442
Estimated New TV - Condo Parking	\$ -	\$ -	\$ 710,000		\$ 717,100	\$ 724,271	\$ 731,514	\$ 738,829	\$ 746,217	\$ 753,679
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ 21,536,302		\$ 21,767,368	\$ 22,000,745	\$ 22,236,455	\$ 22,474,523	\$ 22,714,971	\$ 22,957,824
School Capture										
State Education Tax (SET)	6.0000	6.0000		\$ 129,214	\$ 130,694	\$ 132,004	\$ 133,419	\$ 134,842	\$ 136,290	\$ 137,747
School Operating Tax	18.0000	18.0000		\$ 387,653	\$ 391,813	\$ 396,013	\$ 400,255	\$ 404,541	\$ 408,869	\$ 413,241
School Total	24.0000	24.0000		\$ 516,871	\$ 522,417	\$ 528,018	\$ 533,675	\$ 539,389	\$ 545,159	\$ 550,988
Local Capture										
PA210 Abatement										
Wayne County	0.9897	0.9897		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Public Safety	0.9381	0.9381		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Parks	0.2459	0.2459		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HCWA	0.2140	0.2140		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESA Enhancement	2.0000	0.0000		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County ISD (RESA)	3.4643	3.4643		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	3.2408	3.2408		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total	42.3125	40.3375		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Brownfield Capturable Total	7.6380	5.6380		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Capturable Millages										
City Debt	7.0000	7.0000		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Debt	13.0000	13.0000		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County DIA	0.2000	0.2000		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Zoo	0.1000	0.1000		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes	20.3000	20.3000		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capturable Millages										
Total Capturable Millages	\$ -	\$ -	\$ 516,871	\$ 522,417	\$ 528,018	\$ 533,675	\$ 539,389	\$ 545,159	\$ 550,988	\$ 556,964

Footnotes:
 *RESA Enhancement is anticipated to expire after 2021

	9	10	11	12	13	14	15	16	17	18	19	20	21
2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298
\$	24,252,308	\$	24,494,832	\$	24,737,049	\$	25,489,420	\$	25,744,314	\$	26,524,393	\$	27,057,533
\$	24,012,187	\$	24,252,308	\$	24,494,832	\$	24,737,049	\$	25,489,420	\$	26,524,393	\$	27,057,533
\$	761,216	\$	776,517	\$	788,282	\$	798,125	\$	809,046	\$	816,137	\$	824,388
\$	23,450,839	\$	23,701,050	\$	23,953,764	\$	24,209,004	\$	24,466,797	\$	24,727,168	\$	24,990,143
\$	23,203,105	\$	23,450,839	\$	23,701,050	\$	23,953,764	\$	24,209,004	\$	24,466,797	\$	24,727,168
\$	139,319	\$	140,705	\$	142,206	\$	143,723	\$	145,254	\$	146,801	\$	148,363
\$	417,656	\$	422,115	\$	426,619	\$	431,168	\$	436,762	\$	442,402	\$	448,089
\$	556,875	\$	562,820	\$	568,825	\$	574,890	\$	581,016	\$	587,203	\$	593,452
\$	618,187	\$	624,820	\$	631,517	\$	638,273	\$	645,089	\$	651,966	\$	658,904
\$	688,928	\$	695,862	\$	702,850	\$	709,892	\$	716,989	\$	724,142	\$	731,351
\$	758,235	\$	765,368	\$	772,529	\$	779,718	\$	786,935	\$	794,179	\$	801,450
\$	824,755	\$	832,088	\$	839,479	\$	846,927	\$	854,433	\$	861,996	\$	869,616
\$	893,295	\$	900,928	\$	908,619	\$	916,367	\$	924,173	\$	932,037	\$	939,960
\$	968,835	\$	976,779	\$	984,832	\$	992,894	\$	1,000,965	\$	1,009,045	\$	1,017,134
\$	1,047,239	\$	1,055,358	\$	1,063,497	\$	1,071,655	\$	1,079,832	\$	1,088,028	\$	1,096,243
\$	1,135,477	\$	1,143,740	\$	1,152,021	\$	1,160,320	\$	1,168,637	\$	1,176,972	\$	1,185,325
\$	1,223,597	\$	1,231,979	\$	1,240,389	\$	1,248,827	\$	1,257,293	\$	1,265,786	\$	1,274,306
\$	1,321,843	\$	1,330,353	\$	1,338,892	\$	1,347,460	\$	1,356,057	\$	1,364,684	\$	1,373,340
\$	1,421,025	\$	1,429,671	\$	1,438,346	\$	1,447,050	\$	1,455,783	\$	1,464,545	\$	1,473,336
\$	1,521,155	\$	1,529,830	\$	1,538,534	\$	1,547,267	\$	1,556,029	\$	1,564,820	\$	1,573,640
\$	1,621,499	\$	1,630,274	\$	1,639,087	\$	1,647,929	\$	1,656,800	\$	1,665,700	\$	1,674,629
\$	1,725,187	\$	1,734,042	\$	1,742,925	\$	1,751,836	\$	1,760,775	\$	1,769,743	\$	1,778,739
\$	1,822,855	\$	1,831,740	\$	1,840,661	\$	1,849,618	\$	1,858,611	\$	1,867,640	\$	1,876,705
\$	1,925,807	\$	1,934,722	\$	1,943,673	\$	1,952,660	\$	1,961,683	\$	1,970,742	\$	1,979,837
\$	2,022,867	\$	2,031,802	\$	2,040,773	\$	2,049,780	\$	2,058,823	\$	2,067,902	\$	2,076,917
\$	2,125,967	\$	2,134,922	\$	2,143,913	\$	2,152,940	\$	2,161,993	\$	2,171,072	\$	2,180,187
\$	2,223,127	\$	2,232,102	\$	2,241,113	\$	2,250,160	\$	2,259,243	\$	2,268,362	\$	2,277,517
\$	2,320,317	\$	2,329,292	\$	2,338,303	\$							

Tax Incremental Revenue Capture Estimates
 Chemical Bank Headquarters
 25 W Elizabeth Street and 2047 Woodward Avenue
 Detroit, Michigan
 January 9, 2019

	22	23	24	25	26	27	28	29	30	TOTAL
	2043	2044	2045	2046	2047	2048	2049	2050	2051	
\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$
\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$	1,570,298	\$
\$	27,601,389	\$	27,601,389	\$	27,601,389	\$	27,601,389	\$	27,601,389	\$
\$	874,596	\$	874,596	\$	874,596	\$	874,596	\$	874,596	\$
\$	26,031,091	\$	26,031,091	\$	26,031,091	\$	26,031,091	\$	26,031,091	\$
\$	156,187	\$	156,187	\$	156,187	\$	156,187	\$	156,187	\$
\$	468,560	\$	468,560	\$	468,560	\$	468,560	\$	468,560	\$
\$	624,746	\$	624,746	\$	624,746	\$	624,746	\$	624,746	\$
\$	25,763	\$	25,763	\$	25,763	\$	25,763	\$	25,763	\$
\$	24,430	\$	24,430	\$	24,430	\$	24,430	\$	24,430	\$
\$	6,401	\$	6,401	\$	6,401	\$	6,401	\$	6,401	\$
\$	5,672	\$	5,672	\$	5,672	\$	5,672	\$	5,672	\$
\$	90,180	\$	90,180	\$	90,180	\$	90,180	\$	90,180	\$
\$	1,101,441	\$	1,101,441	\$	1,101,441	\$	1,101,441	\$	1,101,441	\$
\$	146,763	\$	146,763	\$	146,763	\$	146,763	\$	146,763	\$
\$	287,245	\$	287,245	\$	287,245	\$	287,245	\$	287,245	\$
\$	338,478	\$	338,478	\$	338,478	\$	338,478	\$	338,478	\$
\$	5,240	\$	5,240	\$	5,240	\$	5,240	\$	5,240	\$
\$	2,803	\$	2,803	\$	2,803	\$	2,803	\$	2,803	\$
\$	528,434	\$	528,434	\$	528,434	\$	528,434	\$	528,434	\$
\$	771,509	\$	771,509	\$	771,509	\$	771,509	\$	771,509	\$
\$	771,509	\$	771,509	\$	771,509	\$	771,509	\$	771,509	\$

Tax Incremental Revenue Capture Estimates
Chemical Bank Headquarters
25 W Elizabeth Street and 2047 Woodward Avenue
Detroit, Michigan
January 9, 2019

Exhibit A: Chemical Bank Headquarters
Brownfield Plan TIR Table

Developer Maximum Reimbursement	Total Proportionality (through 2021)	Total Proportionality (from 2022)	School & Local Taxes	Local-Only Taxes	Total
State		96.28%	\$ 16,079,478	\$ -	\$ 16,079,478
Local		3.72%	\$ 621,015	\$ -	\$ 621,015
TOTAL					
MDEQ		0.02%	\$ 3,340	\$ -	\$ 3,340
MSF		99.98%	\$ 16,697,153	\$ -	\$ 16,697,153

Estimated Total Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 2,575,672
State Revolving Fund	\$ 1,821,662
Local Brownfield Revolving Fund	\$ -

	1	2	3	4	5	6	7	8	9
Total State Incremental Revenue	\$ 516,871	\$ 522,417	\$ 528,018	\$ 533,675	\$ 539,389	\$ 545,159	\$ 550,988	\$ 556,875	\$ 562,820
State Brownfield Revolving Fund (50% of SET)	\$ 64,609	\$ 65,302	\$ 66,002	\$ 66,709	\$ 67,424	\$ 68,145	\$ 68,873	\$ 69,609	\$ 70,353
State TIR Available for Reimbursement	\$ 452,262	\$ 457,115	\$ 462,016	\$ 466,966	\$ 471,965	\$ 477,014	\$ 482,114	\$ 487,265	\$ 492,468
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Administrative Fee (15% or max \$100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Administrative Fee Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Administrative Outstanding Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ 452,262	\$ 457,115	\$ 462,016	\$ 466,966	\$ 471,965	\$ 477,014	\$ 482,114	\$ 487,265	\$ 492,468

DEVELOPER	Beginning Balance								
DEVELOPER Reimbursement Balance	\$ 25,000,000	\$ 24,547,738	\$ 23,628,607	\$ 23,161,642	\$ 22,689,677	\$ 22,212,662	\$ 21,730,548	\$ 21,243,283	\$ 20,750,815

MSF Non-Environmental Costs	\$ 24,995,000	\$ 452,172	\$ 457,023	\$ 461,923	\$ 466,872	\$ 471,871	\$ 476,919	\$ 482,018	\$ 487,168	\$ 492,369
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 24,995,000	\$ 452,172	\$ 457,023	\$ 461,923	\$ 466,872	\$ 471,871	\$ 476,919	\$ 482,018	\$ 487,168	\$ 492,369

MDEQ Environmental Costs	\$ 5,000	\$ 90	\$ 91	\$ 92	\$ 93	\$ 94	\$ 95	\$ 96	\$ 97	\$ 98
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 5,000	\$ 90	\$ 91	\$ 92	\$ 93	\$ 94	\$ 95	\$ 96	\$ 97	\$ 98

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 452,262	\$ 457,115	\$ 462,016	\$ 466,966	\$ 471,965	\$ 477,014	\$ 482,114	\$ 487,265	\$ 492,468
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Tax Incremental Revenue Capture Estimates
Chemical Bank Headquarters
25 W Elizabeth Street and 2047 Woodward Avenue
Detroit, Michigan
January 9, 2019

Exhibit A: Chemical Bank Headquarters
Brownfield Plan TIF Table

	10	11	12	13	14	15	16	17	18	19	20	21
Total State Incremental Revenue	\$ 568,825	\$ 574,890	\$ 581,016	\$ 587,203	\$ 593,452	\$ 599,763	\$ 606,138	\$ 612,576	\$ 619,079	\$ 625,644	\$ 632,274	\$ 638,969
State Brownfield Revolving Fund (50% of SET)	\$ 71,103	\$ 71,861	\$ 72,627	\$ 73,400	\$ 74,182	\$ 74,970	\$ 75,767	\$ 76,572	\$ 77,385	\$ 78,206	\$ 79,034	\$ 79,869
State TIR Available for Reimbursement	\$ 497,722	\$ 503,029	\$ 508,389	\$ 513,803	\$ 519,271	\$ 524,793	\$ 530,371	\$ 536,004	\$ 541,694	\$ 548,438	\$ 555,240	\$ 562,100
Total Local Incremental Revenue	\$ 133,627	\$ 135,051	\$ 136,490	\$ 137,944	\$ 139,412	\$ 140,894	\$ 142,392	\$ 143,904	\$ 145,432	\$ 146,978	\$ 148,540	\$ 150,117
BRA Administrative Fee (15% or max \$100,000)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Deferred Administrative Fee Payment	\$ 33,627	\$ 35,051	\$ 36,490	\$ 37,944	\$ 39,412	\$ 40,894	\$ 42,392	\$ 43,904	\$ 45,432	\$ 46,978	\$ 48,540	\$ 50,117
Deferred Administrative Outstanding Balance	\$ 509,829	\$ 504,778	\$ 499,388	\$ 493,860	\$ 488,296	\$ 482,698	\$ 477,066	\$ 471,398	\$ 465,694	\$ 459,954	\$ 454,178	\$ 448,366
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ 497,722	\$ 503,029	\$ 508,389	\$ 513,803	\$ 519,271	\$ 524,793	\$ 530,371	\$ 536,004	\$ 541,694	\$ 548,438	\$ 555,240	\$ 562,100
DEVELOPER												
DEVELOPER Reimbursement Balance	\$ 20,253,093	\$ 19,750,064	\$ 19,241,675	\$ 18,727,872	\$ 18,208,602	\$ 17,683,809	\$ 17,153,438	\$ 16,617,434	\$ 16,064,049	\$ 15,492,257	\$ 14,913,328	\$ 14,327,191
MSF Non-Environmental Costs												
State Tax Reimbursement	\$ 497,623	\$ 502,928	\$ 508,287	\$ 513,700	\$ 519,167	\$ 524,688	\$ 530,265	\$ 535,897	\$ 541,586	\$ 547,324	\$ 553,115	\$ 558,959
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 20,249,043	\$ 19,746,114	\$ 19,237,827	\$ 18,724,127	\$ 18,204,960	\$ 17,680,272	\$ 17,150,007	\$ 16,614,110	\$ 16,060,837	\$ 15,489,158	\$ 14,910,345	\$ 14,324,326
MDEQ Environmental Costs												
State Tax Reimbursement	\$ 100	\$ 101	\$ 102	\$ 103	\$ 104	\$ 105	\$ 106	\$ 107	\$ 108	\$ 109	\$ 110	\$ 111
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 4,051	\$ 3,950	\$ 3,848	\$ 3,746	\$ 3,642	\$ 3,537	\$ 3,431	\$ 3,323	\$ 3,213	\$ 3,098	\$ 2,983	\$ 2,865
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 497,722	\$ 503,029	\$ 508,389	\$ 513,803	\$ 519,271	\$ 524,793	\$ 530,371	\$ 536,004	\$ 541,694	\$ 548,438	\$ 555,240	\$ 562,100

Tax Increment Revenue Capture Estimates
Chemical Bank Headquarters
25 W Elizabeth Street and 2047 Woodward Avenue
Detroit, Michigan
January 9, 2019

Exhibit A: Chemical Bank Headquarters
Brownfield Plan TIF Table

	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ 624,746	\$ 631,371	\$ 638,061	\$ 644,819	\$ 651,644	\$ 658,537	\$ 665,499	\$ 672,531	\$ 679,633	\$ 17,901,140
State Brownfield Revolving Fund (50% of SET)	\$ 78,093	\$ 78,921	\$ 79,758	\$ 80,602	\$ 81,446	\$ 82,290	\$ 83,134	\$ 83,978	\$ 84,822	\$ 1,821,662
State TIR Available for Reimbursement	\$ 546,653	\$ 552,449	\$ 558,303	\$ 564,216	\$ 569,198	\$ 575,096	\$ 581,000	\$ 586,913	\$ 592,811	\$ 16,079,478
Total Local Incremental Revenue	\$ 146,763	\$ 148,319	\$ 149,891	\$ 151,479	\$ 153,082	\$ 154,701	\$ 156,337	\$ 157,989	\$ 159,657	\$ 3,196,687
BRA Administrative Fee (15% or max \$100,000)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 2,200,000
Deferred Administrative Fee Payment										\$ 375,672
Deferred Administrative Outstanding Balance										
Local TIR Available for Reimbursement	\$ 46,763	\$ 48,319	\$ 49,891	\$ 51,479	\$ 53,082	\$ 54,701	\$ 56,337	\$ 57,989	\$ 59,657	\$ 621,015
Total State & Local TIR Available	\$ 593,416	\$ 600,769	\$ 608,195	\$ 615,695	\$ 623,230	\$ 630,797	\$ 638,376	\$ 645,962	\$ 653,550	\$ 16,700,493
DEVELOPER										
DEVELOPER Reimbursement Balance	\$ 13,733,775	\$ 13,133,006	\$ 12,524,812	\$ 11,909,117	\$ 11,294,391	\$ 10,679,153	\$ 10,063,917	\$ 9,448,681	\$ 8,833,445	\$ -
MSF Non-Environmental Costs	\$ 593,298	\$ 600,649	\$ 608,073	\$ 615,572	\$ 623,071	\$ 630,570	\$ 638,069	\$ 645,568	\$ 653,067	\$ -
State Tax Reimbursement	\$ 546,544	\$ 552,339	\$ 558,132	\$ 564,103	\$ 569,198	\$ 575,096	\$ 581,000	\$ 586,913	\$ 592,811	\$ 16,076,262
Local Tax Reimbursement	\$ 46,754	\$ 48,310	\$ 49,881	\$ 51,468	\$ 53,071	\$ 54,690	\$ 56,326	\$ 57,977	\$ 59,645	\$ 620,891
Total MSF Reimbursement Balance	\$ 13,731,028	\$ 13,130,380	\$ 12,522,307	\$ 11,906,735	\$ 11,292,150	\$ 10,679,055	\$ 10,063,917	\$ 9,448,681	\$ 8,833,445	\$ -
MDEQ Environmental Costs	\$ 119	\$ 120	\$ 122	\$ 123	\$ 124	\$ 125	\$ 126	\$ 127	\$ 128	\$ -
State Tax Reimbursement	\$ 109	\$ 110	\$ 112	\$ 113	\$ 114	\$ 115	\$ 116	\$ 117	\$ 118	\$ 3,216
Local Tax Reimbursement	\$ 9	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 12	\$ 12	\$ 124
Total MDEQ Reimbursement Balance	\$ 2,747	\$ 2,627	\$ 2,505	\$ 2,382	\$ 2,261	\$ 2,139	\$ 2,018	\$ 1,897	\$ 1,776	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 593,416	\$ 600,769	\$ 608,195	\$ 615,695	\$ 623,230	\$ 630,797	\$ 638,376	\$ 645,962	\$ 653,550	\$ 16,700,493

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., FOURTH FLOOR
DETROIT, MICHIGAN 48226
(313) 224-0484 • TTY: 711
WWW.DETROITMI.GOV

February 22, 2019

Jennifer Kanalos
Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: DBRA Document Review and Invoice Notice

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review on the Chemical Bank HQ Development Project located at 25 W. Elizabeth and 2047 Woodward Avenue for 28 Associates LLC.

The review of a Phase I Environmental Site Assessment (ESA) was completed on January 22, 2019 and Invoice #5645440 in the amount of \$500.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 471-5115.

Sincerely,

Paul T. Max

Paul T. Max
General Manager

PTM

Enclosure

cc: Brian Vosburg

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL
DEPARTMENT

PROJECT: CHEMICAL BANK/28 ASSOCIATES LLC

DATE: February 22, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by 28 Associates LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Chemical Bank HQ Development Project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there are no Recognized Environmental Concerns associated with the site and no further investigation of the site is warranted. The property would qualify only as a blighted property or as functionally obsolete. The Buildings, Safety Engineering and Environmental Department has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety
Engineering, and Environmental
Department

By: Paul J. May

Its: General Manager

ATTACHMENT H

Documentation of Eligibility



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

October 31, 2018

Ms. Jennifer Kanalos
Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22nd Floor
Detroit, Michigan 48226

RE: 25 West Elizabeth Street, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Financial Officer, Office of the Assessor, has reviewed the proposed project for the property located at 25 West Elizabeth Street, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for office use over the above ground parking structure, and without substantial updates and renovations, the Property is not able to meet market demand for its future office use for several reasons, including, but not limited to: existing electrical and mechanical systems are severely antiquated and the cost to replace/update these systems is extremely cost prohibitive; elevator systems must be updated and brought up to code; utilities for the Property are not energy efficient and the cost to update would be cost prohibitive; interior finishes have been stripped and are in need of significant repair; column placement on many floors impact the functionality of the space and floor plans and overall building design does not support maximal utility or modern demands; above ground garage is need of repair and presence of asbestos which must be remediated.

The Finance Department Assessment Division finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO
Assessor
Board of Assessors

ATTACHMENT I

Incentive Chart

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use – Office/Retail	Commercial Rehabilitation Tax Abatement / Brownfield Plan	\$71-72mm Hard Cost Investment	Downtown – Central Business District

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
9	0	371	0	200 new jobs	50 new jobs	0	0

1. What is the plan for hiring Detroiters?

The development team has presented at a D2D session following determination of the bid needs and procedures to obtain Detroit-based contractors for this project. The development team plans to also present at a Skilled Trades Task Force, to assist in connecting with additional Detroiters for the project. The development team is committed to the City of Detroit. Sterling Group has operated within the City for a long time and is committed pursuing local workforce trades.

Sterling Group and Chemical Bank will work closely with DEGC to ensure job opportunities are created for Detroit residents and that they will be included in the planning processes of the project.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

In the short-term, approximately 275 construction jobs are anticipated to be created. The proposed redevelopment associated with the new headquarters will relocate 300 existing jobs and is anticipated to create an additional 200-300 jobs in the city of Detroit over the next five years. Chemical Bank anticipates creating 100-200 additional jobs throughout Michigan.

The Construction jobs will consist of;

- Abatement – Asbestos workers
- Demolition - Laborers
- Civil Work – Teamsters, Operators, Laborers
- Architectural/Interior Buildouts – Laborers, Carpenters, Cement Masons, Bricklayers, Glaziers, Iron Workers, Roofers, Painters, Tile Setters
- Elevators – Elevator Constructors
- Fire Protection – Pipe Fitters
- Mechanical – Pipe Fitters, Sheet Metal Workers
- Plumbing - Plumbers
- Electrical – Electricians

3. Will this development cause any relocation that will create new Detroit residents?

This development is not anticipated to cause any relocation as existing tenants have plans to establish leases in the adjacent building once current leases expire. The creation of approximately 500 new positions in the City will likely result in the retention of or creation of new residents (estimated at a retained 300 jobs and up to 200-300 new jobs)

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

Yes. We have discussed with the DEGC the need to participate in their D2D program. The development team has presented at a D2D session January 2019 to ensure Detroit-based contractors and workers benefit from the project. Support letters have also been received by nearby businesses such as the Detroit Theater District Business Association, NAACP, Michigan Chronicle, and City Market.

5. When is construction slated to begin?

Summer 2019

6. What is the expected completion date of construction?

December 2021

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.

City of Detroit

Exhibit B

Brownfield Redevelopment Authority

Community Advisory Committee

500 Griswold Street • Suite 2200

Detroit, MI 48226

Phone: 313 963-2940

Fax: 313 963-8839

May 8, 2019

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the Chemical Bank Headquarters Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of May 8, 2019, adopted a resolution approving the proposed Brownfield Plan for the Chemical Bank Headquarters Redevelopment and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for the Chemical Bank Headquarters Redevelopment.

Very truly yours,

By:



Allen Rawls, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
CHEMICAL BANK HEADQUARTERS
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, May 20, 2019
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226
5:30 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sean O'Brien (Chemical Bank)
Danny Samson (Sterling Group)
Donnell White (Chemical Bank)
Elie Torgow (Sterling Group)
Elizabeth Masserang (PM Environmental)

Mr. Vosburg called the meeting to order at 5:30 PM.

Paper copies of the Brownfield Plan were provided.

There were no comments received in support or opposition to the project.

Citing no further public comments, Mr. Vosburg closed the public hearing at 5:46 PM.



CODE DBRA 19-05-265-03

CHEMICAL BANK HEADQUARTERS BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the Chemical Bank Headquarters Redevelopment Project (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Chemical Bank Headquarters Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA has determined that the Plan constitutes a "Qualifying Downtown Brownfield Project" under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.
3. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
4. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council

call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

5. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

6. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

May 22, 2019

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE CHEMICAL BANK HEADQUARTERS REDEVELOPMENT

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the Chemical Bank Headquarters Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 6th day of June, 2019 at 10:10 AM, prevailing Eastern Time, in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

EXHIBIT E

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE CHEMICAL BANK HEADQUARTERS REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed brownfield plan for the Chemical Bank Headquarters Redevelopment Project (the "Plan"); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on May 8, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on May 16, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on May 8, 2019; and

WHEREAS, the Authority determined that the Plan constitutes a "Qualifying Downtown Brownfield Project" under that certain Interlocal Agreement by and between the Authority and the City of Detroit Downtown Development Authority, approved the Plan on May 22, 2019 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on June 6, 2019.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

"Eligible Activities" or "eligible activity" shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of “blighted” as defined in Act 381;

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base

Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depositary. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Site Remediation Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the determinations of the appropriate state officials regarding the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members _____

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\Chemical Bank TIF CC resolution.docx



May 23, 2019

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: **Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Second Amended and Restated Brownfield Plan for the 3800 Woodward Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its May 8, 2019 meeting and a public hearing was held by the DBRA on May 16, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated May 8, 2019 (Exhibit B), recommending approval of the Plan, including the minutes of the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On May 22, 2019, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

3750 Woodward Avenue, LLC, is the project developer (the "Developer") for the Plan Amendment which includes two parcels located at 3750 and 3800 Woodward Avenue. The Plan Amendment includes the completed rehabilitation of a 12-story structure for residential and commercial use (The Plaza), located on the parcel with the address 3800 Woodward Avenue. No additional redevelopment is anticipated for this parcel.

The project to be completed at 3750 Woodward Avenue (The Mid) will include the construction of a hotel, housing units targeted toward students, multi-family housing, 80,000 square feet of retail space, public space and a 700-space parking structure. The hotel will include approximately 225 rooms. The residential component will include 180 multi-family units of which 36 will be affordable, 198 housing units targeted toward students, and 60 condominiums. It is anticipated that 1,300 temporary construction jobs and 400 permanent FTE jobs will be created as a result of this project.

Total investment is estimated to exceed \$330M. The developer is seeking \$58M in tax increment financing (TIF) reimbursement for eligible activities under the Plan Amendment.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels located at 3750 and 3800 Woodward Avenue generally East Alexandrine Street to the north, John R Road to the east, Mack Avenue to the south and Woodward Avenue to west in Detroit's Midtown district.

Basis of Eligibility

The Property subject to the amendment is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property subject to the Plan Amendment is determined to be a facility in accordance to Part 201 of Act 451.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include demolition, lead and asbestos abatement, infrastructure improvements, site preparation, baseline environmental assessment, due care activities, additional response activities and brownfield plan and work plan preparation and implementation. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

Description of Eligible Activities	Eligible Expenses	Estimated Capture
1. Demolition	\$ 416,220	\$ 416,218
2. Lead and/or Asbestos Abatement	\$ 250,000	\$ 249,999
3. Infrastructure Improvements	\$ 32,784,738	\$ 32,784,576
4. Site Preparation	\$ 17,391,718	\$ 17,391,632
5. Baseline Environmental Assessment	\$ 112,350	\$ 112,349
6. Due Care Activities	\$ 2,000	\$ 2,000
7. Additional Response Activities	\$ -	\$ -
8. Contingency (15%)	\$ 7,468,028	\$ 7,467,991
<i>Subtotal Site Eligible Activities</i>	<i>\$ 58,425,054</i>	<i>\$ 58,424,765</i>
9. Brownfield/Work Plan Preparation	\$ 60,000	\$ 60,000
Total Eligible Activities	\$ 58,485,054	\$ 58,484,765
10. Interest to Developer		\$ -
11. DBRA Administrative Costs		\$ 2,471,769
12. Local Brownfield Revolving Fund		\$ 2,205,114
13. State Brownfield Fund		\$ -
Total Estimated Cost to be Funded Through TIF		\$ 63,161,648

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

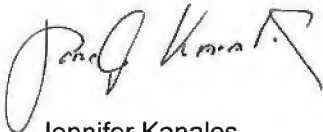
The Developer is seeking additional incentives including a Brownfield Michigan Business Tax Credit in the amount of \$8.1M, a Commercial Rehabilitation Act abatement (PA 210) and a Neighborhood Enterprise Zone (NEZ).

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) May 28, 2019
City Council adoption of the Resolution (Exhibit D), setting the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for June 20, 2019 at 10:10 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) June 20, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) June 20, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan.
- d.) June 25, 2019
City Council adoption of the Resolution approving the Second Amended and Restated 3800 Woodward Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c City Clerk
Marcel Todd
Irvin Corley, Jr.
David Whitaker
Derrick Headd
Marcel Hurt
DeAndree Watson
Kevin Johnson
Malinda Jensen
Matthew Walters
Allen Rawls
Brian Vosburg
Stephanie Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

SECOND AMENDED AND RESTATED BROWNFIELD
PLAN FOR THE
3750 and 3800 Woodward Avenue
REDEVELOPMENT PROJECT

Prepared by:

3750 Woodward Avenue, LLC
Contact Person: Turkia Mullin
Phone: 248.351.2001

ASTI Environmental
28 W Adams Ave, Suite 1001
Detroit, MI 48226
Contact Person: Tom Wackerman
Phone: 313.910.4415

May 14, 2019

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
SECOND AMENDED AND RESTATED BROWNFIELD PLAN**

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

In 2010, a Brownfield Plan entitled “Brownfield Plan for the 3800 Woodward Avenue Redevelopment Project”, and dated October 1, 2010, (the “Original Plan:”) was approved by the DBRA and the City of Detroit City Council (approved by City Council on November 30, 2010). In connection with the Original Plan, an Act 381 Work Plan (dated July 8, 2014) and a Michigan Business Tax (MBT) Brownfield Credit (the “Credit”) were also approved by the Michigan Economic Development Corporation, predecessor to the Michigan Strategic Fund (“MSF”). The MBT Credit was amended on July 22, 2014 to extend the date of completion by five years to June 10, 2021.

The subject property was then the subject of an amended and restated Brownfield Plan dated March 12, 2014 and approved by the City of Detroit City Council on May 27, 2014 (the “Modified Plan”) which replaced the Original Plan. The Original Plan and Modified Plan were for a single parcel which has subsequently been split into the current 3800 Woodward and 3750 Woodward parcels.

The project included in the Modified Plan failed to commence, and a portion of the eligible property, subject to the Modified Plan, was subsequently acquired by 3750 Woodward Avenue, LLC. 3750 Woodward Avenue, LLC desires to utilize the Credit, upon approval by the MSF, and amend and restate the Modified Plan to address, among other things, the scope of the Project, the eligible activities, and the eligible investments that were included in the aforementioned approvals.

The primary purpose of this Brownfield Plan (the “Plan”) is to amend, restate and replace, in its entirety, the Modified Plan. This Plan shall promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The identification or designation of a developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this

Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

A.1 Proposed Redevelopment and Future Use For Each Eligible Property

The property comprising the eligible property consists of two parcels: 3750 Woodward Avenue and 3800 Woodward Avenue. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.” The boundaries of the Property are shown in Figure 2.

3800 Woodward Avenue includes the completed rehabilitation of an existing 12-story structure for residential and commercial use. No additional redevelopment is anticipated for this parcel.

The project to be completed on 3750 Woodward will include removal of existing foundations and infrastructure, and the construction of a hotel, housing units targeted toward students, and multi-family housing, 100,000 square feet of commercial space, public space and a parking structure (the “Project”). The hotel will include approximately 225 rooms. The residential component will include approximately 180 multi-family units (of which 36 will be affordable), 198 housing units targeted toward students, and 60 condominiums. It is currently anticipated that construction will begin in the summer of 2019 and eligible activities will be completed within two (2) years. 3750 Woodward Avenue, LLC is the project developer (“Developer”) for the Project and owner of the Property at 3750 Woodward Avenue.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the Project to be completed at the Property and Attachment D includes letters of support for the Project.

A.2 Eligible Property Information

The eligible property is located in the Midtown neighborhood of Detroit, Michigan on the east side of Woodward Avenue between Selden Street and Parsons Street (see Figure 1).

A.3 Historical Use and Previous Ownership of Each Eligible Property

The Property was originally developed for residential use. Residential dwellings were constructed on the Property from 1889 until 1965. Since the early 1900s, the Property has also been utilized for commercial purposes. Previous commercial occupants have

included auto repair and painting operations, a hospital, an electronics school, and a funeral home. The original commercial buildings were demolished in 1964-65 for the construction of a 12-story office building and a 2-story mixed-use building, which were constructed in 1965. The 12-story building was used as office space for various tenants including physicians, dentist, laboratories, attorneys, and the Detroit Carpenters Union. The 2-story building was used as physician offices, a bank, and restaurants. The two-story office building was recently demolished to prepare the site for redevelopment, and some foundations and utilities were installed for a previous site plan. The 12-story office tower was redeveloped from commercial to residential.

A.4 Current Use of Each Eligible Property

The 12-story tower at 3800 Woodward currently includes retail on the first floor and residential above. 3750 Woodward Avenue is currently undeveloped.

A.5 Legal Description

3750 Woodward is owned by the Developer and 3800 Woodward is owned by The Plaza Midtown LLC. The following are the legal descriptions of the Property. A property map is provided in Figure 2.

Address	3800 Woodward Avenue
Parcel ID	01004199-201
Owner	The Plaza Midtown LLC
Legal Description	E WOODWARD PT OF 1 THRU 3 & S VAC MARTIN PL (50 FT WD) ADJ BG DESC AS: BEG AT NW COR OF SD LOT 1 TH ALG NLY LN OF SD LOT N 60D 9M 30S E 159.50 FT TH N 26D 27M 0S W 37.90 FT TH N 60D 9M 30S E 100.00 FT TH N 63D 33M 0S E 8.01 FT TH S 26D 24M 40S E 158.48

Address	3750 Woodward Avenue
Parcel ID	01004190-8
Owner	3750 Woodward Avenue LLC
Legal Description	E WOODWARD PT OF 2&3 & S VAC MARTIN PL (50 FT WD) ADJ BG DESC AS: BEG AT THE NW COR OF LOT 1 MEDICAL CENTER URBAN RENEWAL PLAT #1 TH ALG NLY LN OF SD LOT N 60D 9M 30S E 159.50 FT TH N 26D 27M 0S W 37.90 FT TH N 60D 9M 30S E 100.00 FT TH N 63D 33M 0S E

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the parcel at 3750 Woodward Avenue was determined to be a facility in accordance to Part 201 of Act 451, and the parcel at 3800 Woodward Avenue is adjacent and continuous and the development of the adjacent or contiguous parcel is estimated to increase the captured taxable value of the remainder of the eligible property.*.

*Prior to the tax split, the Original Plan qualified the Property as eligible property because it was: (a) previously utilized or is currently utilized for a commercial purpose; (b) located within the City of Detroit, a qualified local governmental unit under Act 381; (c) determined to be functionally obsolete as defined by Act 381; and also qualified as a facility in accordance to Part 201 of PA 451. The buildings were defined as functionally obsolete because the configurations did not meet current market demand for modern medical facilities or office and retail space. The mechanical and electrical systems were inefficient and inadequate to support current technologies used in commercial and medical offices. In addition, the inflexible floor plate of the core was dominated by a central elevator which prevents more efficient office layouts that tenants demand.

Soil investigations were conducted in at least 1997 and 2010. The parcel at 3750 Woodward Avenue is a facility in accordance to Part 201 of PA 451 and the subject of four Baseline Environmental Assessments (BEAs). The first BEA for Professional Plaza, LLC was affirmed on April 18, 1997. The second BEA for Woodward Offices, LLC was affirmed on March 13, 2003. The third BEA for Midtown Project, LLC was submitted on June 5, 2013. The most recent BEA will be submitted for disclosure for 3750 Woodward Avenue, LLC.

The most recent Phase I environmental site assessment (ESA) was completed for 3750 Woodward Ave, LLC on August 28, 2018. The Phase I revealed the following recognized environmental conditions (RECs) on the Property:

- “The Subject Property has been determined to be a facility under Part 201, based on environmental investigations completed during 1996, 2003, and 2010. Facility status is likely the result of historical occupants (ex. Auto services, hospital, undertaker/funeral home) that utilized hazardous substances and petroleum products.”

The most recent BEA was completed for 3750 Woodward Ave, LLC on September 24, 2018. The BEA determined the following:

- “The Subject Property is a ‘facility’ as defined in Section 20126 of Part 201 based on the presence of benzo(a)pyrene in soil at concentrations exceeding the Department of Environment, Great Lakes and Energy (EGLE) GRCC for DC.”

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include environmental assessments, site demolition, public infrastructure, site preparation, preparation of a Brownfield Plan and 381 Work Plan, and associated professional and project management costs as described herein. Some of these activities were completed before approval of the Plan as part of the Modified Plan or as necessary to conduct environmental due diligence for this Plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the Property are shown in the table attached hereto as Attachment D and summarized below. The eligible activities described in Attachment D are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment D.

Summary of Total Eligible Activities

Total Eligible Activities		Total Cost	
1	Environmental Investigation and BEA/Due Care Plan	\$	112,350
2	Brownfield Plans (Brownfield Plan and 381 Work Plan)	\$	60,000
3	Due Care Activities	\$	2,000
4	Asbestos/LBP Abatement (Including Bid Specifications)	\$	250,000
5	Site Preparation	\$	17,391,718
6	Infrastructure	\$	32,784,738
7	Demolition	\$	416,220
8	Contingency 15% (Excluding Task 2)	\$	7,468,028
<i>Total Eligible Activities</i>		\$	<i>58,485,054</i>

As summarized below, some eligible activities were conducted as part of the Modified Plan and are included in this Plan. As required by the Modified Plan, these eligible activities commenced within eighteen months, and were completed within three years after the date the Modified Plan was approved by City Council.

Summary of Eligible Activities by Plan

Total Eligible Activities		Modified Plan		Current Plan	
1	Environmental Investigation and BEA/Due Care Plan	\$	107,350	\$	5,000
2	Brownfield Plans (Brownfield Plan and 381 Work Plan)	\$	-	\$	60,000
3	Due Care Activities	\$	2,000	\$	-
4	Asbestos/LBP Abatement (Including Bid Specifications)	\$	250,000	\$	-
5	Site Preparation	\$	636,600	\$	16,755,118
6	Infrastructure	\$	-	\$	32,784,738
7	Demolition	\$	176,220	\$	240,000
8	Contingency 15% (Excluding Task 2)	\$	-	\$	7,468,028
<i>Total Eligible Activities</i>		\$	<i>1,172,170</i>	\$	<i>57,312,884</i>

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities incurred by it as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund and the Michigan Department of Environmental Quality, as may be required pursuant to Act 381, within 180 days after the date this Plan is approved by the governing body, or such other date as the DBRA may agree to in writing or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment D are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment D. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured (Brownfield Plan TIF Capture table) is attached to this Plan as Attachment E. A table of estimated reimbursement (Brownfield Plan Reimbursement table) is attached to this Plan as Attachment E.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses (ii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

Tax Capture for This Plan (30 Year Maximum)							
<u>School Capture</u>	<u>Millage Rate</u>	<u>Total Capture</u>	<u>Reimburse</u>	<u>DBRA</u>	<u>State BRF</u>	<u>LBRF</u>	
State Education Tax (\$)	6.0000	\$ 7,026,957	\$ 7,007,423	\$ -	\$ -	\$ 19,535	
School Operating Tax	18.0000	\$ 21,080,872	\$ 21,022,268	\$ -	\$ -	\$ 58,604	
School Total	24.0000	\$ 28,107,830	\$ 28,029,691	\$ -	\$ -	\$ 78,139	
<u>Local Capture</u>	<u>Millage Rate</u>						
WAYNE COUNTY	0.9897	\$ 826,959	\$ 729,422	\$ 59,200	\$ -	\$ 38,337	
W C JAILS	0.9381	\$ 783,844	\$ 691,392	\$ 56,114	\$ -	\$ 36,338	
W C PARKS	0.2459	\$ 205,465	\$ 181,231	\$ 14,709	\$ -	\$ 9,525	
W C HCMA	0.2129	\$ 177,892	\$ 156,910	\$ 12,735	\$ -	\$ 8,247	
W C RESA	0.0965	\$ 80,632	\$ 71,122	\$ 5,772	\$ -	\$ 3,738	
W C RESA SP ED	3.3678	\$ 2,814,017	\$ 2,482,112	\$ 201,449	\$ -	\$ 130,455	
W C COMM COLLEGE	3.2408	\$ 2,707,900	\$ 2,388,511	\$ 193,852	\$ -	\$ 125,536	
GENERAL CITY	19.9520	\$ 16,671,198	\$ 14,704,882	\$ 1,193,454	\$ -	\$ 772,863	
LIBRARY	4.6307	\$ 3,869,252	\$ 3,412,886	\$ 276,991	\$ -	\$ 179,375	
W COUNTY TAX	5.6483	\$ 4,719,523	\$ 4,162,870	\$ 337,860	\$ -	\$ 218,793	
DDA	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	
WC RESA ENH	2.0000	\$ 1,671,130	\$ 1,474,026	\$ 119,632	\$ -	\$ 77,472	
Local Total	41.3227	\$ 34,527,812	\$ 30,455,363	\$ 2,471,769	\$ -	\$ 1,600,680	
<u>Non-Capturable Millage</u>	<u>Millage Rate</u>						
DEBT SERVICE	7.0000	\$ -	\$ -	\$ -	\$ -	\$ -	
SCHOOL DEBT	13.0000	\$ -	\$ -	\$ -	\$ -	\$ -	
W C ZOO	0.1000	\$ -	\$ -	\$ -	\$ -	\$ -	
W C DIA	0.2000	\$ -	\$ -	\$ -	\$ -	\$ -	
20.3000							
Total Above	85.6227	\$ 62,635,642	\$ 58,485,054	\$ 2,471,769	\$ -	\$ 1,678,819	

As illustrated below, the following taxes are projected to be generated but shall not be captured by the DBRA during the life of the Plan.

		Total	
<u>Millages Not Captured</u>	<u>Millage Rate</u>		<u>Taxes</u>
DEBT SERVICE	7.0000	\$	9,411,848
SCHOOL DEBT	13.0000	\$	17,479,147
W C ZOO	0.1000	\$	134,455
W C DIA	0.2000	\$	268,910
Total Above	20.3000	\$	27,294,360

The Developer anticipates approval of property tax abatements for various portions of the Project. The retail and student housing portions of the Project are anticipated to have an Act 201 tax abatement for up to 10 years. The multi-family and remaining residential portions (excluding any affordable housing component) of the Project are anticipated to have an Act 147 (Neighborhood Enterprise Zone) tax abatement for new construction for up to 15 years. The hotel portion of the Project is anticipated to have an Act 255 tax abatement for up to 12 years. In the event the above referenced abatement are approved, the tax abatements will reduce the property tax obligations of Property for the periods applicable under the applicable abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. These abatements are included in the tax capture assumptions provided with this Plan.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving the Original Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax

increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

The Property is included in this Plan to enable “qualified taxpayers” as defined by Michigan Public Act 36 of 2007, as amended (the “Michigan Business Tax Act”) to avail themselves of eligibility for a credit against their Michigan business tax liability for “eligible investments”, as defined by Section 437(31) of Michigan Business Tax Act, incurred on the Property after the adoption of this Plan. Eligible investment is estimated at \$195,800,000. The project is expecting to receive the 20% credit with a cap of \$9 million for eligible investments.

By approval of this Plan, the DBRA and the City neither intend to make nor have made representations to a developer or any other person of the availability, amount or value of any credit under the Michigan Business Tax Act or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the Michigan Business Tax Act for the Property. The DBRA and the City also assume no obligation to take any action or to modify or amend this Plan to facilitate or to allow any person to receive pre-approval or approval of any credit under the Michigan Business Tax Act for the Property.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the tax increment financing (TIF) table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

This Plan is an amendment and restatement of the Modified Plan for this Property. All time periods referenced in this Plan with respect to TIF capture, begin from five years after the date of approval of the Original Plan. When approved, this Plan will supersede the Modified Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property became a part of this Plan on the date the Original Plan was approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$1,678,819. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

Capture to make deposits into the State of Michigan Brownfield Redevelopment Fund is not included in this Plan because this is an amendment to a Brownfield Plan approved before January 1, 2013.

K. Developer's Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Figures



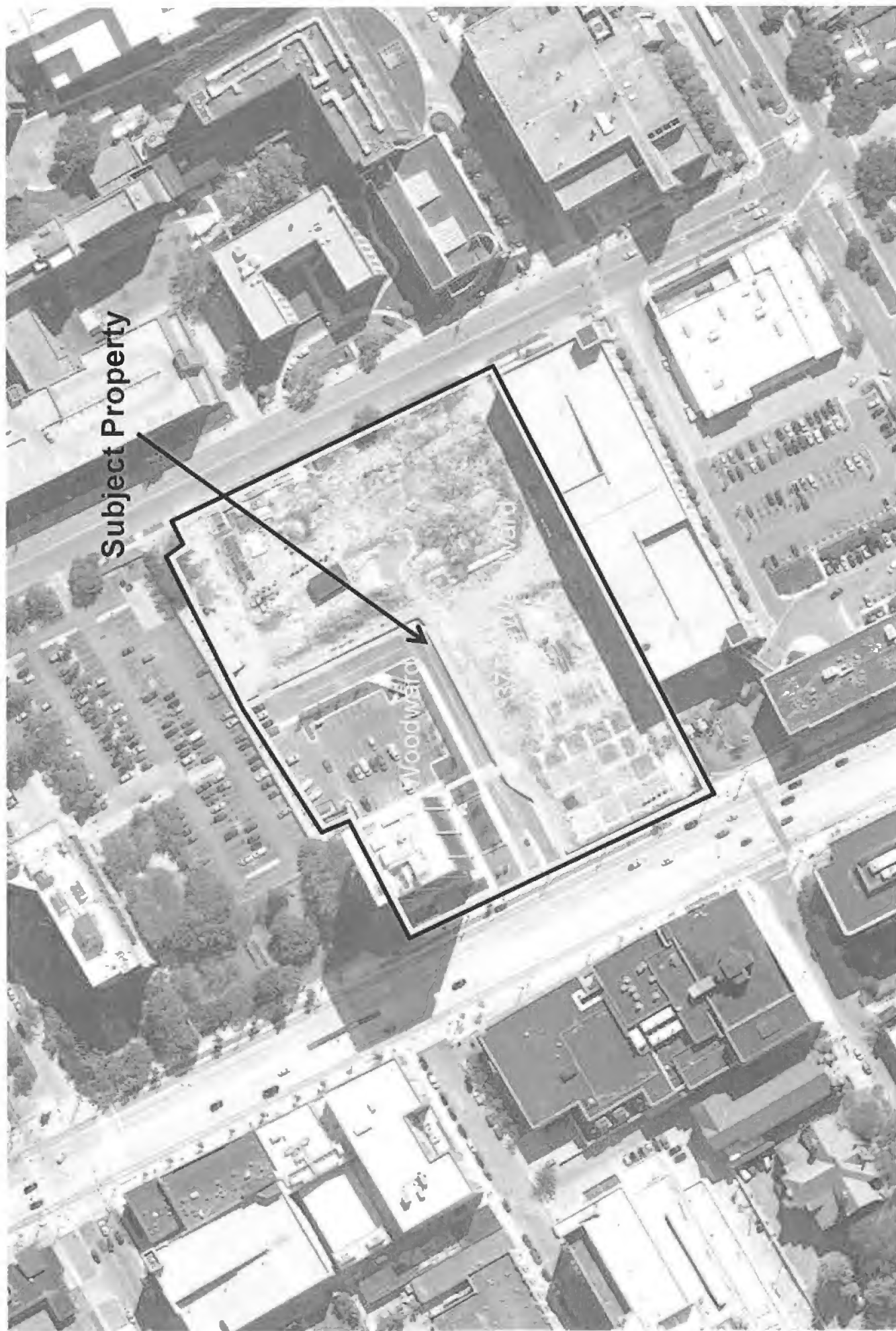
3750 & 3800 Woodward Ave

Detroit, MI

Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Figure 1: Property Location



3750 & 3800 Woodward Ave

Detroit, MI



Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Figure 2: Subject Property



3750 & 3800 Woodward Ave

Detroit, MI



Created for: 3750 Woodward Avenue, LLC
 Created by: MAW, March 8, 2019



Figure 3: Renderings



3750 & 3800 Woodward Ave

Detroit, MI

Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Figure 3: Renderings



3750 & 3800 Woodward Ave

Detroit, MI

Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Figure 3: Renderings



3750 & 3800 Woodward Ave

Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Detroit, MI

Figure 3: Renderings



3750 & 3800 Woodward Ave

Detroit, MI



Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Figure 3: Renderings



3750 & 3800 Woodward Ave

Detroit, MI



Created for: 3750 Woodward Avenue, LLC
Created by: MAW, March 8, 2019



Figure 3: Renderings



3750 & 3800 Woodward Ave

Detroit, MI



Created for: 3750 Woodward Avenue, LLC

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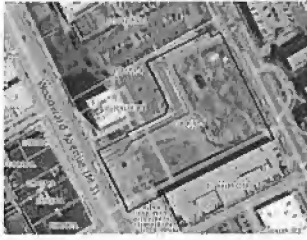
Figure 3: Renderings

ATTACHMENT B

Legal Descriptions

3750 WOODWARD AVENUE 48201 (Property Address)

Parcel Number: 01004190-8



Item 1 of 2

1 Image / 1 Sketch

Property Owner: 3750 WOODWARD AVE LLC**Summary Information**

> Assessed Value: \$285,600 | Taxable Value: \$249,923 > Property Tax information found

Owner and Taxpayer Information

Owner	3750 WOODWARD AVE LLC 4000 TOWN CENTER DRIVE SUITE 700 SOUTHFIELD, MI 48075	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	202-COMMERCIAL VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$285,600
WARD#	01	Taxable Value	\$249,923
DISTRICT	4	State Equalized Value	\$285,600
ASMT CODE	Not Available	Date of Last Name Change	11/06/2018
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	PD	Total Acres	3.780
Land Value	\$571,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

E WOODWARD PT OF 2&3 & S ½ VAC MARTIN PL (50 FT WD) ADJ BG DESC AS: BEG AT THE NW COR OF LOT 1 MEDICAL CENTER URBAN RENEWAL PLAT #1 TH ALG NLY LN OF SD LOT N 60D 9M 30S E 159.50 FT TH N 26D 27M 0S W 37.90 FT TH N 60D 9M 30S E 100.00 FT TH N 63D 33M 0S E 8.01 FT TO POB TH N 63D 33M 0S E 225.17 FT TH S 26D 27M 0S E 20.00 FT TH N 63D 33M 0S E 32.85 FT TO WLY LN OF JOHN R ST (84 FT WD) TH ALG SD LN S 26D 21M 30S E 387.64 FT TH S 63D 35M 30S W 524.70 FT TO THE ELY LN OF WOODWARD AVE (120 FT WD) TH ALG SD LN N 26D 24M 30S W 219.97 FT TH N 63D 35M 20S E 110.02 FT TH N 26D 24M 40S W 8.99 FT TH N 63D 35M 20S E 137 FT TH N 18D 35M 20S E 28.28 FT TH N 26D 24M 40S W 158.48 FT TO POB MEDICAL CENTER URBAN RENEWAL PLAT #1 L88 P74-6 PLATS, W C R 1/219 IRREG 164,657 SQ FT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/24/2018	\$15,000,000.00	WD	WOODWARD MEDICAL OFFICE BUILD LLC	3750 WOODWARD AVE LLC	VALID ARMS LENGTH	2018282173

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/31/2012	\$1.00	QC	WOODWARD OFFICES LLC	MIDTOWN PROJECT LLC	NO CONSIDERATION	

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3800 WOODWARD AVENUE 48201 (Property Address)

Parcel Number: 23031600.33N



Item 1 of 3 2 Images / 1 Sketch

Property Owner: THE PLAZA MIDTOWN LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1965
 - # of Buildings: 3
 - Total Sq.Ft.: 94,436
- > Assessed Value: \$4,698,400 | Taxable Value: \$4,698,400
- > Property Tax information found

Owner and Taxpayer Information

Owner	THE PLAZA MIDTOWN LLC 1117 GRISWOLD ST #1416 DETROIT, MI 48226	Taxpayer	#
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General Information for Tax Year 2018

Property Class	913-COM OPRA REHAB-1/2	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$4,698,400
WARD#	23	Taxable Value	\$4,698,400
DISTRICT	4	State Equalized Value	\$4,698,400
ASMT CODE	Not Available	Date of Last Name Change	05/05/2017
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	PD	Total Acres	0.000
Land Value	\$0	Land Improvements	(\$2,663,400)
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise ZoneNo	

Lot(s)	Frontage	Depth
No lots found.		

Total Frontage: 0.00 ft**Average Depth: 0.00 ft****Legal Description**

E WOODWARD PT OF 1 THRU 3 & S ½ VAC MARTIN PL (50 FT WD) ADJ BG DESC AS: BEG AT NW COR OF SD LOT 1 TH ALG NLY LN OF SD LOT N 60D 9M 30S E 159.50 FT TH N 26D 27M 05 W 37.90 FT TH N 60D 9M 30S E 100.00 FT TH N 63D 33M 05 E 8.01 FT TH S 26D 24M 40S E 158.48 FT TH S 18D 35M 20S W 28.28 FT TH S 63D 35M 20S W 137.00 FT TH S 26D 24M 40S E 8.99 FT S 63D 35M 20S W 110.02 FT TO THE ELY LN OF WOODWARD AVE (120 FT WD) TH ALG SD LN N 26D 24M 30S W 134.03 FT TO POB MEDICAL CENTER URBAN RENEWAL PLAT #1 L88 P74-6 PLATS, W C R 1/219 IRREG 40,398 SQ FT OBSOLETE PROPERTY REHABILITATION EXEMPTION CERT 3-16-0033 BEGINNING 12/31/2016 ENDING 12/30/2027. OPRA 1/2 RATE EXPIRING 12/30/2023.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 5385.00 sq ft Apartment (Commercial)

Floor Area	5,385 sq ft	Estimated TCV	Not Available
Occupancy	Apartment	Class	A
Stories Above Ground	Not Available	Average Story Height	Not Available

Basement Wall Height *Not Available*
Year Built 1965
Percent Complete 100%
Physical Percent Good 69%
Economic Percent Good 100%

Identical Units *Not Available*
Year Remodeled 2018
Heat Zoned A.C. Warm & Cooled Air
Functional Percent Good 100%
Effective Age 21 yrs

Building Information - 82810.00 sq ft Apartment (Commercial)

Floor Area 82,810 sq ft
Occupancy Apartment
Stories Above Ground *Not Available*
Basement Wall Height *Not Available*
Year Built 1965
Percent Complete 100%
Physical Percent Good 69%
Economic Percent Good 100%

Estimated TCV *Not Available*
Class A
Average Story Height *Not Available*
Identical Units *Not Available*
Year Remodeled 2018
Heat Zoned A.C. Warm & Cooled Air
Functional Percent Good 100%
Effective Age 21 yrs

Building Information - 6241.00 sq ft Apartment (Commercial)

Floor Area 6,241 sq ft
Occupancy Apartment
Stories Above Ground *Not Available*
Basement Wall Height *Not Available*
Year Built 1965
Percent Complete 100%
Physical Percent Good 70%
Economic Percent Good 100%

Estimated TCV *Not Available*
Class A
Average Story Height *Not Available*
Identical Units *Not Available*
Year Remodeled 2018
Heat Zoned A.C. Warm & Cooled Air
Functional Percent Good 100%
Effective Age 20 yrs

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ATTACHMENT C

Project Description

Project Summary

Project Name:	The Mid at 3750 Woodward Avenue
Project Location:	3800 & 3750 Woodward Avenue, Detroit
Project Applicant:	3750 Woodward Avenue, LLC
Project Description:	The project consists of the new construction of mixed use buildings including residential units, a hotel, retail space, and a parking structure.
Total Investment:	Over \$330 Million, including acquisition
Estimated Job Creation:	The Project will create approximately 1,300 temporary construction jobs and 400 permanent FTE jobs.
Initial Taxable Value:	\$1,650,000
Basis for Eligibility:	The Property qualifies as a facility as defined in Part 201 of Act 451. The Property also qualified as functionally obsolete at the time of the original Brownfield Plan approval.

Brownfield Tax Increment Financing Requested

Eligible Activities:	Department specific activities, preparation and implementation of Brownfield/Work Plans, demolition, infrastructure improvements, and site preparation.
Eligible Activity Costs:	\$58,485,054
Years for Reimbursement:	25 years from 2020
Plan Duration	30 years, starting five years after approval of the Original Plan.
Other Incentives	The project is also seeking a commercial tax abatement, an NEZ tax abatement, and a Michigan Business Tax credit..

ATTACHMENT D

Estimated Cost of Eligible Activities Table

Table 1
Eligible Activities and Costs

Description of Eligible Activities	Eligible Expenses	Estimated Capture
1. Demolition	\$ 416,220	\$ 416,220
2. Lead and/or Asbestos Abatement	\$ 250,000	\$ 250,000
3. Infrastructure Improvements	\$ 32,784,738	\$ 32,784,738
4. Site Preparation	\$ 17,391,718	\$ 17,391,718
5. Baseline Environmental Assessment	\$ 112,350	\$ 112,350
6. Due Care Activities	\$ 2,000	\$ 2,000
7. Additional Response Activities	\$ -	\$ -
8. Contingency (15%)	\$ 7,468,028	\$ 7,468,028
<i>Subtotal Site Eligible Activities</i>	<i>\$ 58,425,054</i>	<i>\$ 58,425,054</i>
9. Brownfield/Work Plan Preparation	\$ 60,000	\$ 60,000
Total Eligible Activities	\$ 58,485,054	\$ 58,485,054
10. Interest to Developer		\$ -
11. DBRA Administrative Costs		\$ 2,471,769
12. Local Brownfield Revolving Fund		\$ 1,678,819
13. State Brownfield Fund		\$ -
Total Estimated Cost to be Funded Through TIF		\$ 62,635,642

Descriptions of Eligible Activities

Baseline Environmental Assessment Activities

This includes the completion of necessary environmental assessment activities, including the Phase I ESA, Phase II ESA, and Baseline Environmental Assessment for the Property included in the Project at a cost of \$112,350. Some of these activities were completed as part of the Modified Plan (\$107,350) and those activities do not include contingency. Some of these activities were completed prior to this Plan.

Develop/Prepare Brownfield Plan and Act 381 Work Plan

This includes the reasonable costs of preparing and implementing this Brownfield Plan and the 381 Work Plan at an estimated total cost of \$60,000. Some of these activities were completed prior to this Plan and those activities do not include contingency.

Lead-Based Paint and Asbestos Abatement

This includes asbestos containing materials survey, lead-based paint survey, preparation of bid specifications, and abatement of asbestos containing materials and lead-based paint materials completed as part of the Modified Plan. This also includes professional costs related to engineering, design, oversight and project management of these activities as

required prior to demolition at an estimated cost of \$250,000. These activities were completed prior to approval of this Plan and do not include contingency.

Demolition

This includes previously completed demolition of the structure located at 3750 Woodward and interior demolition of the building located at 3800 Woodward completed as part of the Modified Plan (\$176,220). This also includes additional site demolition necessary to prepare the Property for redevelopment, and professional costs related to engineering design, oversight and project management of these activities (\$240,000). These activities have an estimated cost of \$416,220.

Infrastructure Improvements

This includes the construction of a parking tower and below grade parking, installation and relocation of utilities, installation of watermain, sanitary and storm water sewers including storm water retention, and installation of electrical service. This also includes professional costs related to engineering design, oversight and project management of these activities at an estimated cost of \$32,784,738.

Site Preparation

This includes earthwork, excavation for below grade parking, deep foundations for unstable soils, removal of soils from parking, paving of public sidewalks, roads, landscaping, temporary fencing and site lighting, temporary site control, and professional costs related to engineering design, oversight and project management of these activities at an estimated cost of \$17,391,718. Some of these activities were completed as part of the Modified Plan (\$636,600) and those activities do not include contingency.

ATTACHMENT E

TIF Tables

Captured Taxable Value and Tax Increment Revenues Estimates

The initial taxable value will be the taxable value of the Property at the time the Original Plan was approved, as shown by the 2010 assessment role at \$1,650,000. For illustration purposes only, this Plan uses a projected future taxable value of \$46,085,000, not including any affordable units, which is the estimated future taxable value of the Property at the time of the next assessment roll after project completion. The captured taxable value will be the difference between the initial taxable value and the actual taxable value for each year for which this Plan is in effect.

A table of the total estimated tax increment revenues to be captured for the entire project is attached to this Plan. Tax capture required for reimbursement of Eligible Activities as described in this Plan is estimated at 25 years from 2020 using both Local Taxes and School Taxes. Conservative assumptions were included in the captured taxable value and tax rates. These assumptions are used for illustrative purposes only, and are not intended to limit reimbursement of the actual annual tax capture amount. In the event that the actual incremental tax capture is greater than the amount illustrated in the attached tables, the Project will be eligible for reimbursement of the Eligible Activities described in this Plan up to the actual incremental tax capture after contributions to the DBRA administrative, and will not be limited to the amount illustrated for reimbursement in this Plan. The following assumptions were used to develop the attached tables.

1. The capture of both Local Taxes and School Taxes are included in calculating recapture.
2. Annual appreciation in taxable value is assumed at 1%.
3. This Plan assumes a Act 210 tax abatement for the hotel, retail and student housing components of the Project for the first 10 years of capture and a Neighborhood Enterprise Zone (NEZ) tax abatement for new construction for the remaining residential components (not including any affordable housing components) of the Project for the first 15 years of capture.. These are illustrated on the attached Brownfield TIF Capture table as Tax Capture Period 1 and Tax Capture Period 2, respectively.

Tax Capture Table

EXHIBIT A: Brownfield Plan TIF Capture
3750 Woodward

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
* Base Taxable Value \$	1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000
Estimated New TV - 3800 Woodward \$	1,426,487	\$ 1,548,300	\$ 1,562,234	\$ 4,941,792	\$ 4,991,210	\$ 5,041,122	\$ 5,091,533	\$ 5,142,449	\$ 5,193,873	\$ 5,245,812	\$ 5,298,270	\$ 5,351,253	\$ 5,404,765
Estimated New TV - 3750 Woodward \$	223,513	\$ 242,600	\$ 244,783	\$ 249,923	\$ 252,422	\$ 255,869	\$ 259,317	\$ 262,765	\$ 266,213	\$ 269,661	\$ 273,109	\$ 276,557	\$ 280,005
Total Incremental Difference (New TV - Base TV) \$	-	\$ 140,900	\$ 157,017	\$ 3,541,715	\$ 3,593,632	\$ 19,260,963	\$ 38,413,778	\$ 49,577,884	\$ 50,090,163	\$ 50,607,565	\$ 51,130,141	\$ 51,657,942	\$ 52,191,021
Tax Abatement Period 1 for 3750 Woodward													
School Capture													
State Education Tax (SET)	\$ -	\$ 845	\$ 942	\$ 10,704	\$ 10,868	\$ 85,430	\$ 176,643	\$ 279,772	\$ 232,123	\$ 245,956	\$ 248,512	\$ 251,093	\$ 253,700
School Operating Tax	\$ -	\$ 2,536	\$ 2,826	\$ 32,113	\$ 32,603	\$ 256,290	\$ 529,928	\$ 689,317	\$ 696,370	\$ 737,868	\$ 745,536	\$ 753,280	\$ 761,101
School Total													
OPRA Tax Abatement for 3800 Woodward													
Local Capture													
WAYNE COUNTY	\$ -	\$ 139	\$ 155	\$ 26	\$ 29	\$ 687	\$ 1,527	\$ 2,015	\$ 2,035	\$ 2,056	\$ 2,076	\$ 2,097	\$ 2,118
W C JAILS	\$ -	\$ 132	\$ 147	\$ 25	\$ 27	\$ 652	\$ 1,447	\$ 1,910	\$ 1,929	\$ 1,949	\$ 1,968	\$ 1,988	\$ 2,008
W C PARKS	\$ -	\$ 35	\$ 39	\$ 6	\$ 7	\$ 171	\$ 379	\$ 501	\$ 506	\$ 511	\$ 516	\$ 521	\$ 526
W C HCMA	\$ -	\$ 30	\$ 33	\$ 6	\$ 6	\$ 148	\$ 328	\$ 433	\$ 438	\$ 442	\$ 447	\$ 451	\$ 456
W C RESA	\$ -	\$ 14	\$ 15	\$ 3	\$ 3	\$ 67	\$ 149	\$ 196	\$ 198	\$ 200	\$ 202	\$ 204	\$ 207
W C RESA SP ED	\$ -	\$ 475	\$ 529	\$ 89	\$ 97	\$ 2,339	\$ 5,195	\$ 6,857	\$ 6,926	\$ 6,995	\$ 7,066	\$ 7,137	\$ 7,208
W C COMM COLLEGE	\$ -	\$ 457	\$ 509	\$ 86	\$ 94	\$ 2,251	\$ 4,999	\$ 6,598	\$ 6,665	\$ 6,731	\$ 6,799	\$ 6,867	\$ 6,936
GENERAL CITY	\$ -	\$ 2,811	\$ 3,133	\$ 527	\$ 577	\$ 13,859	\$ 30,779	\$ 40,622	\$ 41,030	\$ 41,442	\$ 41,859	\$ 42,279	\$ 42,704
LIBRARY	\$ -	\$ 652	\$ 727	\$ 122	\$ 134	\$ 3,216	\$ 7,143	\$ 9,428	\$ 9,523	\$ 9,618	\$ 9,715	\$ 9,813	\$ 9,911
W COUNTY TAX	\$ -	\$ 796	\$ 887	\$ 149	\$ 163	\$ 3,923	\$ 8,713	\$ 11,500	\$ 11,615	\$ 11,732	\$ 11,850	\$ 11,969	\$ 12,089
DDA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WC RESA ENH	\$ -	\$ 282	\$ 314	\$ 53	\$ 58	\$ 1,389	\$ 3,085	\$ 4,072	\$ 4,113	\$ 4,154	\$ 4,196	\$ 4,238	\$ 4,281
Local Total													
Non-Capturable Millages													
DEBT SERVICE	\$ -	\$ 986	\$ 1,099	\$ 24,792	\$ 25,155	\$ 134,827	\$ 268,896	\$ 347,045	\$ 350,631	\$ 354,253	\$ 357,911	\$ 361,606	\$ 365,337
SCHOOL DEBT	\$ -	\$ 1,832	\$ 2,041	\$ 46,042	\$ 46,717	\$ 250,393	\$ 499,379	\$ 644,512	\$ 651,172	\$ 657,898	\$ 664,692	\$ 671,553	\$ 678,483
W C ZOO	\$ -	\$ 14	\$ 16	\$ 354	\$ 359	\$ 1,926	\$ 3,841	\$ 4,958	\$ 5,009	\$ 5,061	\$ 5,113	\$ 5,166	\$ 5,219
W C DIA	\$ -	\$ 28	\$ 31	\$ 708	\$ 719	\$ 3,852	\$ 7,683	\$ 9,916	\$ 10,018	\$ 10,122	\$ 10,226	\$ 10,332	\$ 10,438
Total Non-Capturable Taxes													
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ 9,204	\$ 10,257	\$ 43,909	\$ 44,655	\$ 370,423	\$ 770,317	\$ 1,003,221	\$ 1,013,472	\$ 1,069,656	\$ 1,080,742	\$ 1,091,938	\$ 1,103,247

Footnote:

OPRA Period for 3800 Woodward

- 3800 Woodward : During this period, no local tax capture, but school tax capture at 50% of the incremental value for the first six years, and 100% of the incremental value for the remaining six years.
- 3750 Woodward : During years 4 and 5, full tax capture from incremental taxable value for both local and school taxes. During other years, see below.

Tax Abatement Period 1 for 3750 Woodward

- 3800 Woodward : See above.
- 3750 Woodward : School tax capture for portion of project not included in NEZ abatement (approximately 79.5% of the development). Local tax capture for portion of project not included in either NEZ or CRE abatement (approximately 4.4%).

Tax Abatement Period 2 for 3750 Woodward

- 3800 Woodward : 100% capture of incremental taxable value for both school and local taxes
- 3750 Woodward : School tax capture for portion of project not included in NEZ abatement (approximately 79.5% of the development in years 16 and 17, increasing in years 18 to 20). Local tax capture for portion of project not included in NEZ abatement (approximately 79.5% of the development in years 16 and 17, increasing in years 18 to 20).

Tax Capture Table

EXHIBIT A: Brownfield Plan TIF Capture

3750 Woodward

Plan Year	14	15	16	17	18	19	20	21	22	23	24	25	26
Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
*Base Taxable Value	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000
Estimated New TV - 3800 Woodward	\$ 5,458,813	\$ 5,513,401	\$ 5,568,535	\$ 5,624,220	\$ 5,680,462	\$ 5,737,267	\$ 5,794,640	\$ 5,852,586	\$ 5,911,112	\$ 5,970,223	\$ 6,029,925	\$ 6,090,225	\$ 6,151,127
Estimated New TV - 3750 Woodward	\$ 48,920,619	\$ 49,409,825	\$ 49,903,923	\$ 50,402,962	\$ 50,906,992	\$ 51,416,062	\$ 51,930,223	\$ 52,449,525	\$ 52,974,020	\$ 53,503,760	\$ 54,038,798	\$ 54,579,186	\$ 55,124,978
Total Incremental Difference (New TV - Base TV)	\$ 52,729,432	\$ 53,273,226	\$ 53,822,458	\$ 54,377,183	\$ 54,937,455	\$ 55,503,329	\$ 56,074,862	\$ 56,652,111	\$ 57,235,132	\$ 57,823,983	\$ 58,418,723	\$ 59,019,411	\$ 59,626,105
Tax Abatement Period 2 for 3750 Woodward													
School Capture													
State Education Tax (SET)	\$ 256,334	\$ 258,993	\$ 261,679	\$ 264,392	\$ 302,128	\$ 309,034	\$ 316,048	\$ 339,913	\$ 343,411	\$ 346,944	\$ 350,512	\$ 354,116	\$ 357,757
School Operating Tax	\$ 769,001	\$ 776,980	\$ 785,038	\$ 793,177	\$ 917,633	\$ 938,465	\$ 818,086	\$ 1,019,738	\$ 1,030,232	\$ 1,040,832	\$ 1,051,537	\$ 1,062,349	\$ 1,073,270
School Total													
Tax Abatement Period 2 for 3750 Woodward													
Local Capture													
WAYNE COUNTY	\$ 2,140	\$ 2,161	\$ 43,164	\$ 43,612	\$ 44,064	\$ 44,520	\$ 44,981	\$ 56,069	\$ 56,646	\$ 57,228	\$ 57,817	\$ 58,412	\$ 59,012
W C JAILS	\$ 2,028	\$ 2,048	\$ 40,914	\$ 41,338	\$ 41,766	\$ 42,199	\$ 42,636	\$ 53,145	\$ 53,692	\$ 54,245	\$ 54,803	\$ 55,366	\$ 55,935
W C PARKS	\$ 532	\$ 537	\$ 10,724	\$ 10,836	\$ 10,948	\$ 11,061	\$ 11,176	\$ 13,931	\$ 14,074	\$ 14,219	\$ 14,365	\$ 14,513	\$ 14,662
W C HCMA	\$ 460	\$ 465	\$ 9,285	\$ 9,382	\$ 9,479	\$ 9,577	\$ 9,676	\$ 12,061	\$ 12,185	\$ 12,311	\$ 12,437	\$ 12,565	\$ 12,694
W C RESA	\$ 209	\$ 211	\$ 4,209	\$ 4,252	\$ 4,296	\$ 4,341	\$ 4,386	\$ 5,467	\$ 5,523	\$ 5,580	\$ 5,637	\$ 5,695	\$ 5,754
W C RESA SP ED	\$ 7,281	\$ 7,354	\$ 146,881	\$ 148,403	\$ 149,942	\$ 151,495	\$ 153,064	\$ 190,793	\$ 192,756	\$ 194,740	\$ 196,743	\$ 198,766	\$ 200,809
W C COMM COLLEGE	\$ 7,006	\$ 7,077	\$ 141,342	\$ 142,807	\$ 144,287	\$ 145,782	\$ 147,292	\$ 183,598	\$ 185,488	\$ 187,396	\$ 189,323	\$ 191,270	\$ 193,236
GENERAL CITY	\$ 43,133	\$ 43,567	\$ 870,171	\$ 879,193	\$ 888,305	\$ 897,508	\$ 906,803	\$ 1,130,323	\$ 1,141,955	\$ 1,153,704	\$ 1,165,570	\$ 1,177,555	\$ 1,189,660
LIBRARY	\$ 10,011	\$ 10,111	\$ 201,960	\$ 204,054	\$ 206,169	\$ 208,304	\$ 210,462	\$ 262,339	\$ 265,039	\$ 267,766	\$ 270,520	\$ 273,301	\$ 276,111
W COUNTY TAX	\$ 12,211	\$ 12,333	\$ 246,341	\$ 248,895	\$ 251,474	\$ 254,080	\$ 256,711	\$ 319,988	\$ 323,281	\$ 326,607	\$ 329,966	\$ 333,359	\$ 336,786
DDA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WC RESA ENH	\$ 4,324	\$ 4,367	\$ 87,226	\$ 88,131	\$ 89,044	\$ 89,967	\$ 90,898	\$ 113,304	\$ 114,470	\$ 115,648	\$ 116,837	\$ 118,039	\$ 119,252
Local Total													
Non-Capturable Millages													
DEBT SERVICE	\$ 369,106	\$ 372,913	\$ 376,757	\$ 380,640	\$ 384,562	\$ 388,523	\$ 392,524	\$ 396,565	\$ 400,646	\$ 404,768	\$ 408,931	\$ 413,136	\$ 417,383
SCHOOL DEBT	\$ 685,483	\$ 692,552	\$ 699,692	\$ 706,903	\$ 714,187	\$ 721,543	\$ 728,973	\$ 736,477	\$ 744,057	\$ 751,712	\$ 759,443	\$ 767,252	\$ 775,139
W C ZOO	\$ 5,273	\$ 5,327	\$ 5,382	\$ 5,438	\$ 5,494	\$ 5,550	\$ 5,607	\$ 5,665	\$ 5,724	\$ 5,782	\$ 5,842	\$ 5,902	\$ 5,963
W C DIA	\$ 10,546	\$ 10,655	\$ 10,764	\$ 10,875	\$ 10,987	\$ 11,101	\$ 11,215	\$ 11,330	\$ 11,447	\$ 11,565	\$ 11,684	\$ 11,804	\$ 11,925
Total Non-Capturable Taxes													
Total Tax Increment Revenue (TIR) Available for Capture													
Total Tax Increment Revenue (TIR) Available for Capture	\$ 1,114,668	\$ 1,126,204	\$ 2,848,934	\$ 2,878,472	\$ 3,059,535	\$ 3,106,334	\$ 3,012,220	\$ 3,700,669	\$ 3,738,753	\$ 3,777,219	\$ 3,816,069	\$ 3,855,307	\$ 3,894,938

EXHIBIT A: Brownfield Plan TIF Capture
3750 Woodward

As of: **5/2/2019**

Plan Year		27	28	29	30	TOTAL
Calendar Year		2041	2042	2043	2044	
*Base Taxable Value \$ 1,650,000 \$ 1,650,000 \$ 1,650,000 \$ 1,650,000						
Estimated New TV - 3800 Woodward \$ 6,212,638 \$ 6,274,765 \$ 6,337,512 \$ 6,400,887						
Estimated New TV - 3750 Woodward \$ 55,676,228 \$ 56,232,990 \$ 56,795,320 \$ 57,363,273						
Total Incremental Difference (New TV - Base TV) \$ 60,238,866 \$ 60,857,754 \$ 61,482,832 \$ 62,114,160						
School Capture		Millage Rate				
State Education Tax (SET)		6.0000	\$ 361,433	\$ 365,147	\$ 368,897	\$ 372,685
School Operating Tax		18.0000	\$ 1,084,300	\$ 1,095,440	\$ 1,106,691	\$ 1,118,055
School Total		24.0000				
Local Capture		Millage Rate				
WAYNE COUNTY		0.9897	\$ 59,619	\$ 60,231	\$ 60,850	\$ 61,474
W C JAILS		0.9381	\$ 56,510	\$ 57,091	\$ 57,677	\$ 58,269
W C PARKS		0.2459	\$ 14,813	\$ 14,965	\$ 15,119	\$ 15,274
W C HCMA		0.2129	\$ 12,825	\$ 12,957	\$ 13,090	\$ 13,224
W C RESA		0.0965	\$ 5,813	\$ 5,873	\$ 5,933	\$ 5,994
W C RESA SP ED		3.3678	\$ 202,872	\$ 204,957	\$ 207,062	\$ 209,188
W C COMM COLLEGE		3.2408	\$ 195,222	\$ 197,228	\$ 199,254	\$ 201,300
GENERAL CITY		19.9520	\$ 1,201,886	\$ 1,214,234	\$ 1,226,705	\$ 1,239,302
LIBRARY		4.6307	\$ 278,948	\$ 281,814	\$ 284,709	\$ 287,632
W COUNTY TAX		5.6483	\$ 340,247	\$ 343,743	\$ 347,273	\$ 350,839
DDA		0.0000	\$ -	\$ -	\$ -	\$ -
WC RESA ENH		2.0000	\$ 120,478	\$ 121,716	\$ 122,966	\$ 124,228
Local Total		41.3227				
Non-Capturable Millages		Millage Rate				
DEBT SERVICE		7.0000	\$ 421,672	\$ 426,004	\$ 430,380	\$ 434,799
SCHOOL DEBT		13.0000	\$ 783,105	\$ 791,151	\$ 799,277	\$ 807,484
W C ZOO		0.1000	\$ 6,024	\$ 6,086	\$ 6,148	\$ 6,211
W C DIA		0.2000	\$ 12,048	\$ 12,172	\$ 12,297	\$ 12,423
Total Non-Capturable Taxes		20.3000				
Total Tax Increment Revenue (TIR) Available for Capture \$ 3,934,965 \$ 3,975,393 \$ 4,016,225 \$ 4,057,465						

Tax Increment Revenue Reimbursement Allocation Table

EXHIBIT A: Brownfield Plan Reimbursement
3750 Woodward

Estimated Total
Years of Plan: 30

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	37.76%	\$ 22,084,575		\$ 22,084,575
Local	62.24%	\$ 36,400,479		\$ 36,400,479
TOTAL				
EGLE	0.28%	\$ 164,365		\$ 164,365
MSF	99.72%	\$ 58,320,689		\$ 58,320,689

Plan Year	1	2	3	4	5	6	7	8	9	10
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total State Incremental Revenue	\$ -	\$ -	\$ 3,382	\$ 3,768	\$ 42,817	\$ 43,470	\$ 341,721	\$ 706,571	\$ 919,089	\$ 928,494
State Brownfield Redevelopment Fund (3 mills of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 983,824
State TIR Available for Reimbursement	\$ -	\$ -	\$ 3,382	\$ 3,768	\$ 42,817	\$ 43,470	\$ 341,721	\$ 706,571	\$ 919,089	\$ 928,494
Total Local Incremental Revenue	\$ -	\$ -	\$ 5,822	\$ 6,488	\$ 1,091	\$ 1,195	\$ 28,703	\$ 63,746	\$ 84,132	\$ 85,832
BRA Administrative Fee	\$ -	\$ -	\$ 1,381	\$ 1,539	\$ 1,091	\$ 1,195	\$ 28,703	\$ 63,746	\$ 84,132	\$ 85,832
BRA Fee Balance Upaid	\$ -	\$ -	\$ -	\$ -	\$ 5,495	\$ 5,505	\$ 26,861	\$ 36,254	\$ 15,868	\$ 14,168
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 4,442	\$ 4,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ -	\$ -	\$ 7,823	\$ 8,718	\$ 42,817	\$ 43,470	\$ 341,721	\$ 706,571	\$ 919,089	\$ 928,494

DEVELOPER										
Beginning Balance	\$ 58,485,054	\$ -	\$ -	\$ -	\$ -	\$ 58,040,504	\$ 57,333,933	\$ 56,414,844	\$ 55,486,350	\$ 54,502,526

MSF Non-Environmental Costs	\$ 58,320,689	\$ -	\$ 7,801	\$ 8,694	\$ 42,697	\$ 43,348	\$ 340,760	\$ 704,585	\$ 916,506	\$ 925,884
State Tax Reimbursement	\$ -	\$ -	\$ 3,372	\$ 3,758	\$ 42,697	\$ 43,348	\$ 340,760	\$ 704,585	\$ 916,506	\$ 925,884
Local Tax Reimbursement	\$ -	\$ -	\$ 4,429	\$ 4,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,979,228	\$ 57,275,343	\$ 56,358,837	\$ 55,432,953
EGLE Environmental Costs	\$ 164,365	\$ -	\$ 22	\$ 25	\$ 120	\$ 122	\$ 960	\$ 1,986	\$ 2,583	\$ 2,765
State Tax Reimbursement	\$ -	\$ 10	\$ 11	\$ 11	\$ 120	\$ 122	\$ 960	\$ 1,986	\$ 2,583	\$ 2,765
Local Tax Reimbursement	\$ -	\$ 12	\$ 14	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,405	\$ 161,419	\$ 158,836	\$ 153,462
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ 7,823	\$ 8,718	\$ 42,817	\$ 43,470	\$ 341,721	\$ 706,571	\$ 919,089	\$ 928,494	\$ 983,824

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -

* Up to five years of capture for LBRF. Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:
DBRA administrative fee is 15% with a \$100,000 annual cap. This amount was adjusted downward in years where local taxes could not provide sufficient funding, and was captured in subsequent years.

EXHIBIT A: Brownfield Plan Reimbursement
3750 Woodward

Estimated Capture	\$ 58,485,054
Administrative Fees	\$ 2,471,769
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ 1,678,819

	11	12	13	14	15	16	17	18	19	20	21	22
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue	\$ 994,047	\$ 1,004,373	\$ 1,014,802	\$ 1,025,335	\$ 1,035,973	\$ 1,046,718	\$ 1,057,570	\$ 1,219,761	\$ 1,247,499	\$ 1,134,134	\$ 1,359,651	\$ 1,373,643
State Brownfield Redevelopment Fund (3 mils of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 994,047	\$ 1,004,373	\$ 1,014,802	\$ 1,025,335	\$ 1,035,973	\$ 1,046,718	\$ 1,057,570	\$ 1,219,761	\$ 1,247,499	\$ 1,134,134	\$ 1,359,651	\$ 1,373,643
Total Local Incremental Revenue	\$ 86,694	\$ 87,565	\$ 88,445	\$ 89,334	\$ 90,231	\$ 1,802,217	\$ 1,820,902	\$ 1,839,774	\$ 1,858,834	\$ 1,878,085	\$ 2,341,018	\$ 2,365,110
BRA Administrative Fee	\$ 86,694	\$ 87,565	\$ 88,445	\$ 89,334	\$ 90,231	\$ 276,904	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
BRA Fee Balance Unpaid	\$ 13,306	\$ 12,435	\$ 11,555	\$ 10,666	\$ 9,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,312	\$ 1,720,902	\$ 1,739,774	\$ 1,758,834	\$ 1,778,085	\$ 2,241,018	\$ 2,265,110
Total State & Local TIR Available	\$ 994,047	\$ 1,004,373	\$ 1,014,802	\$ 1,025,335	\$ 1,035,973	\$ 2,572,030	\$ 2,778,472	\$ 2,959,535	\$ 3,006,334	\$ 2,912,220	\$ 3,600,669	\$ 3,638,753

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 53,508,478	\$ 52,504,105	\$ 51,489,304	\$ 50,463,969	\$ 49,427,996	\$ 46,855,966	\$ 44,077,495	\$ 42,117,960	\$ 38,111,676	\$ 35,199,406	\$ 31,598,738	\$ 27,959,584
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MSF Non-Environmental Costs	\$ 991,254	\$ 1,001,550	\$ 1,011,950	\$ 1,022,453	\$ 1,033,061	\$ 2,564,802	\$ 2,770,663	\$ 2,951,218	\$ 2,997,885	\$ 2,904,035	\$ 3,590,550	\$ 3,628,527
State Tax Reimbursement	\$ 991,254	\$ 1,001,550	\$ 1,011,950	\$ 1,022,453	\$ 1,033,061	\$ 1,043,776	\$ 1,054,598	\$ 1,216,333	\$ 1,243,993	\$ 1,130,947	\$ 1,355,830	\$ 1,369,783
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,521,026	\$ 1,716,065	\$ 1,734,884	\$ 1,753,891	\$ 1,773,088	\$ 2,234,720	\$ 2,258,744
Total MSF Reimbursement Balance	\$ 53,460,640	\$ 52,459,089	\$ 51,447,140	\$ 50,424,687	\$ 49,391,625	\$ 46,826,824	\$ 44,056,161	\$ 41,104,943	\$ 38,107,058	\$ 35,203,023	\$ 31,612,474	\$ 27,983,947

EGLE Environmental Costs	\$ 2,794	\$ 2,873	\$ 2,857	\$ 2,882	\$ 2,911	\$ 2,228	\$ 2,809	\$ 8,317	\$ 8,449	\$ 8,184	\$ 10,119	\$ 10,226
State Tax Reimbursement	\$ 2,794	\$ 2,873	\$ 2,857	\$ 2,882	\$ 2,911	\$ 2,942	\$ 2,972	\$ 3,428	\$ 3,506	\$ 3,167	\$ 3,821	\$ 3,860
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,287	\$ 4,936	\$ 4,889	\$ 4,943	\$ 4,997	\$ 6,298	\$ 6,365
Total EGLE Reimbursement Balance	\$ 150,668	\$ 147,845	\$ 144,994	\$ 143,112	\$ 139,200	\$ 131,972	\$ 124,164	\$ 115,846	\$ 107,397	\$ 99,213	\$ 89,093	\$ 78,867

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 994,047	\$ 1,004,373	\$ 1,014,802	\$ 1,025,335	\$ 1,035,973	\$ 2,572,030	\$ 2,778,472	\$ 2,959,535	\$ 3,006,334	\$ 2,912,220	\$ 3,600,669	\$ 3,638,753
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Tax Increment Revenue Reimbursement Allocation Table

EXHIBIT A:Brownfield Plan Reimbursement
3750 Woodward

As of: 5/2/2019

	23	24	25	26	27	28	29	30	TOTAL
	2018	2019	2020	2021	2022	2023	2024	2025	
Total State Incremental Revenue	\$ 1,387,776	\$ 1,402,049	\$ 1,416,466	\$ 1,431,027	\$ 1,445,733	\$ 1,460,586	\$ 1,475,588	\$ 1,490,740	\$ 28,996,607
State Brownfield Redevelopment Fund (3 mills of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement	\$ 1,387,776	\$ 1,402,049	\$ 1,416,466	\$ 1,431,027	\$ 1,445,733	\$ 1,460,586	\$ 1,475,588	\$ 1,490,740	\$ 28,996,607
Total Local Incremental Revenue	\$ 2,389,443	\$ 2,414,019	\$ 2,438,841	\$ 2,463,912	\$ 2,489,233	\$ 2,514,807	\$ 2,540,637	\$ 2,566,725	\$ 34,527,812
BRA Administrative Fee	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 2,471,769
BRA Fee Balance Upaid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 2,289,443	\$ 2,314,019	\$ 2,338,841	\$ 2,363,912	\$ 2,389,233	\$ 2,414,807	\$ 2,440,637	\$ 2,466,725	\$ 32,056,043
Total State & Local TIR Available	\$ 3,677,219	\$ 3,716,069	\$ 3,755,307	\$ 3,794,938	\$ 3,834,965	\$ 3,875,393	\$ 3,916,225	\$ 3,957,465	\$ 61,052,650
DEVELOPER									
DEVELOPER Reimbursement Balance	\$ 24,282,765	\$ 20,566,697	\$ 16,811,389	\$ 13,016,451	\$ 9,181,486	\$ 5,306,093	\$ 1,389,869	\$ -	\$ -
MSF Non-Environmental Costs	\$ 3,666,884	\$ 3,705,625	\$ 3,744,753	\$ 3,784,273	\$ 3,824,188	\$ 3,864,502	\$ 3,905,219	\$ 3,955,962	\$ 58,320,689
State Tax Reimbursement	\$ 1,383,875	\$ 1,398,109	\$ 1,412,485	\$ 1,427,005	\$ 1,441,670	\$ 1,456,481	\$ 1,471,441	\$ 1,486,552	\$ 27,950,917
Local Tax Reimbursement	\$ 2,283,009	\$ 2,307,516	\$ 2,332,268	\$ 2,357,268	\$ 2,382,518	\$ 2,408,020	\$ 2,433,778	\$ 2,459,611	\$ 30,369,772
Total MSF Reimbursement Balance	\$ 24,317,062	\$ 20,611,437	\$ 16,866,684	\$ 13,082,411	\$ 9,258,223	\$ 5,393,722	\$ 1,488,503	\$ 7,872,261	\$ -
EGLE Environmental Costs	\$ 10,334	\$ 10,444	\$ 10,554	\$ 10,665	\$ 10,778	\$ 10,891	\$ 11,006	\$ 3,906	\$ 164,365
State Tax Reimbursement	\$ 3,900	\$ 3,940	\$ 3,981	\$ 4,022	\$ 4,063	\$ 4,105	\$ 4,147	\$ 1,472	\$ 78,774
Local Tax Reimbursement	\$ 6,434	\$ 6,503	\$ 6,573	\$ 6,643	\$ 6,715	\$ 6,787	\$ 6,859	\$ 2,434	\$ 85,591
Total EGLE Reimbursement Balance	\$ 68,533	\$ 58,089	\$ 47,535	\$ 36,870	\$ 26,092	\$ 15,201	\$ 4,195	\$ 22,186	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 3,677,219	\$ 3,716,069	\$ 3,755,307	\$ 3,794,938	\$ 3,834,965	\$ 3,875,393	\$ 3,916,225	\$ 3,957,465	\$ 58,485,054
LOCAL BROWNFIELD REVOLVING FUND									
LBRF Deposits *									
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,139
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 1,600,680
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ 1,678,819

ATTACHMENT F

Letters of Support

August 22, 2018

Brian Vosburg, AICP
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 3750 Woodward Avenue LLC Brownfield Redevelopment Plan

Dear Mr. Vosburg,

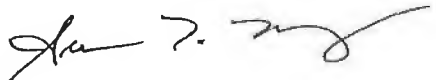
On behalf of the Midtown Detroit, Inc. (MDI), I would like to express our support for the redevelopment of 3750 Woodward Avenue. MDI recognizes that this project is eligible for brownfield redevelopment tax credits. These credits will provide a valuable financial benefit to support the completion of the project, which will be a much-needed benefit to the surrounding neighborhood.

The development site is in a great, centralized location within the Midtown District. This proposed \$175 million mixed-use project aims to further develop Midtown by bringing a 225-room boutique hotel; 60 luxury condos; 200 apartment units; 500 beds of student housing; 100,000 square feet of retail; and a 750-space parking deck.

New for-sale, rental housing, and student housing options will support the growing residential demand of a neighborhood facing 98% occupancy. The hotel and retail components will create new economic opportunities for all. The various elements of this project will contribute to the revitalization taking place in the area.

3750 Woodward is currently an underutilized property with the potential to become a thriving part of the neighborhood. MDI is encouraged by the proposed development of 3750 Woodward Avenue and believe it will have a meaningful impact on the surrounding neighborhood. MDI offers its full support of this project. If you have any questions, please feel free to contact me at 313.420.6000.

Sincerely,



Susan T. Mosey
Executive Director

ATTACHMENT G

Incentive Chart

City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New Construction	MBT, Brownfield TIF, NEZ, & CRE	\$260 Million	6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
65	390	195	650	20	120	60	200

**The numbers provided above are estimates only and may vary between skill levels.

1. What is the plan for hiring Detroiters?

The project will be meeting with the community during pre-development to inform the community of the numerous job opportunities available to Detroiters.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

The completed project will include retail space, a hotel, and residential housing. Job opportunities will be available at all skill levels for a wide variety of positions. Positions will need to be filled for hotel management, housekeeping, maintenance, and janitorial. Numerous jobs will also be available in the retail stores that open in the commercial spaces. The residential housing will also employ several people for office management and maintenance.

3. Will this development cause any relocation that will create new Detroit residents?

The property is currently vacant and will not require any Detroit residents to relocate.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The Developer will be participating in the CBO process and will be meeting with the community to introduce the project and discuss opportunities.

5. When is construction slated to begin?

Construction is expected to begin in summer 2019.

6. What is the expected completion date of construction?

The project is anticipated to be completed by summer 2021.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.

ATTACHMENT H

BSE&E Acknowledgement and Other Environmental Documents

(Not Included in this Copy)

City of Detroit
Brownfield Redevelopment Authority
Community Advisory Committee

500 Griswold Street • Suite 2200
Detroit, MI 48226
Phone: 313 963-2940
Fax: 313 963-8839

May 8, 2019

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the Second Amended and Restated 3750 & 3800 Woodward Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of May 8, 2019, adopted a resolution approving the proposed Second Amended and Restated 3750 & 3800 Woodward Brownfield Redevelopment Plan and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Second Amended and Restated 3750 & 3800 Woodward Brownfield Redevelopment Plan.

Very truly yours,

By: 
Allen Rawls, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
SECOND AMENDED AND RESTATED 3750 & 3800 WOODWARD
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, May 16, 2019
Midtown Detroit, Inc.
3939 Woodward Ave. #100
Detroit, MI 48201
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Chris Hughes (Midtown Detroit, Inc.)
Tom Wackerman (ASTI Environmental)
Jason Korzeniewski (Rockford Construction)
Terence Thomas (Thomas Group Consulting)

Ms. Kanalos called the meeting to order at 5:30 PM.

Paper copies of the Brownfield Plan were provided.

There were no comments received in support or opposition to the project.

Citing no further public comments, Ms. Kanalos closed the public hearing at 5:53 PM.



CODE DBRA 19-05-197-09

SECOND AMENDED AND RESTATED 3800 WOODWARD BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Second Amended and Restated Brownfield Plan for the 3750 & 3800 Woodward Redevelopment Project (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Second Amended and Restated Brownfield Plan for the **3750 & 3800 Woodward Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council

call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

May 22, 2019

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE SECOND AMENDED AND RESTATED BROWNFIELD PLAN OF
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 3800 WOODWARD REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Second Amended and Restated Brownfield Plan for the 3750 & 3800 Woodward Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.

2. A public hearing is hereby called on Thursday, the 20th day of June, 2019 at 10:10 AM, prevailing Eastern Time, in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING SECOND AMENDED AND RESTATED BROWNFIELD
PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 3800 WOODWARD REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Second Amended and Restated Brownfield Plan for the 3750 & 3800 Woodward Redevelopment Project (the "Plan"); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on May 8, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on May 20, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on May 8, 2019; and

WHEREAS, the Authority approved the Plan on May 22, 2019 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on June 20, 2019.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of “facility” as defined in Act 381;

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan.

The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depositary. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\Second Amended and Restated 3800
TIF CC resolution.docx



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY: 711
(313) 224-1629
WWW.DETROITMI.GOV

19

May 24, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **Real Estate Interests, LLC** in the area of 3750 Woodward Avenue, Detroit, MI in accordance with Public Act 147 of 1992

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Real Estate Interests, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

WHEREAS, (APPLICANT) has requested establishment of “**Real Estate Interests, LLC**” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the ____ day of _____, 2019, at ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, May 14, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV.

874 *Real Estate Interests, LLC, request for the establishment of a Neighborhood Enterprise Zone District at 3750 Woodward Avenue under P.A. 147 of 1992.*

#874



REAL ESTATE INTERESTS, LLC
660 Woodward Avenue • Suite 1500 • Detroit • Michigan 48226

May 7, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

RE: Petition for the Establishment of a Neighborhood Enterprise Zone District at 3750 Woodward Avenue, Detroit, Michigan.

Honorable City Council:

On behalf of 3750 Woodward Avenue, LLC, please accept this letter as a request to establish a Neighborhood Enterprise Zone ("NEZ") for the mixed-use development project known as "The Mid" (3750 Woodward Avenue) in Midtown Detroit, located between Woodward and John R and shown more precisely on the map in Attachment A.

The Mid will be a 3.8-acre mixed-use development carefully planned to offer diverse programs; including retail, hotel, housing, and dining experiences with interwoven public spaces for community, resident, and visitor engagement and connectivity. The Mid's planned investment exceeds \$350 million, and will create over 1,800 construction jobs and 400+ full-time equivalent positions (FTEs). The project is expected to commence construction in the 3rd quarter of 2019 and be fully completed by 2024.

This development aims to unite the surrounding community and residents across a range of backgrounds and lifestyles. The Mid plans to incorporate hundreds of multi-family residences, affordable housing, co-living housing units, and 60 residential condominiums to accommodate Detroit's rapidly growing demand for diverse housing and living types in a meaningful way. These two melded residential towers will offer alternatives for family and communal living supported by eateries, entertainment and public amenities.

The Mid requires significant investment and development risk and would not be possible without incentives, including the property tax exemption certificates provided for under the establishment of a Neighborhood Enterprise Zone.

We are requesting that the NEZ be applicable for the residential components of the development project (both "for rent" and "for sale" components) for a period of fifteen (15) years. The development area is eligible for NEZ designation pursuant to Section 3(1) of Public Act 147 of 1997, the Neighborhood Enterprise Zone Act (the "Act"). The district, which is located in a "Qualified downtown revitalization district" within the meaning of MCL 207.772(k), will include at least one (1) new facility. The requested district is both compact and contiguous as understood under the Act.

CITY CLERK 2019 MAY 7 PM2:46

The NEZ will lead to construction of new residential housing in keeping with the city of Detroit Master Plan and the Woodward Avenue Gateway Radial Thoroughfare Overlay.

We respectfully request your consideration of a Neighborhood Enterprise Zone for the project. Please do not hesitate to call me at 313-408-5384 with any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. Emery Matthews', written over a horizontal line.

W. Emery Matthews
Managing Principal

2019-05-14

874

874 *Petition of Real Estate Interests, LLC,
request for the establishment of a
Neighborhood Enterprise Zone
District at 3750 Woodward Avenue
under P.A.147 of 1992.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS
DIV.



REAL ESTATE INTERESTS, LLC
660 Woodward Avenue • Suite 1500 • Detroit • Michigan 48226

May 7, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

RE: Petition for the Establishment of a Neighborhood Enterprise Zone District at 3750 Woodward Avenue, Detroit, Michigan.

Honorable City Council:

On behalf of 3750 Woodward Avenue, LLC, please accept this letter as a request to establish a Neighborhood Enterprise Zone ("NEZ") for the mixed-use development project known as "The Mid" (3750 Woodward Avenue) in Midtown Detroit, located between Woodward and John R and shown more precisely on the map in Attachment A.

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This development aims to unite the surrounding community and residents across a range of backgrounds and lifestyles. The Mid plans to incorporate hundreds of multi-family residences, affordable housing, co-living housing units, and 60 residential condominiums to accommodate Detroit's rapidly growing demand for diverse housing and living types in a meaningful way. These two melded residential towers will offer alternatives for family and communal living supported by eateries, entertainment and public amenities.

The Mid requires significant investment and development risk and would not be possible without incentives, including the property tax exemption certificates provided for under the establishment of a Neighborhood Enterprise Zone.

We are requesting that the NEZ be applicable for the residential components of the development project (both "for rent" and "for sale" components) for a period of fifteen (15) years. The development area is eligible for NEZ designation pursuant to Section 3(1) of Public Act 147 of 1997, the Neighborhood Enterprise Zone Act (the "Act"). The district, which is located in a "Qualified downtown revitalization district" within the meaning of MCL 207.772(k), will include at least one (1) new facility. The requested district is both compact and contiguous as understood under the Act.

CITY CLERK 2019 MAY 7 PM2145

The NEZ will lead to construction of new residential housing in keeping with the city of Detroit Master Plan and the Woodward Avenue Gateway Radial Thoroughfare Overlay.

We respectfully request your consideration of a Neighborhood Enterprise Zone for the project. Please do not hesitate to call me at 313-408-5384 with any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. Emery Matthews', written over a horizontal line.

W. Emery Matthews
Managing Principal





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY: 711
(313) 224-1629
WWW.DETROITMI.GOV

26

May 20, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Nassif Holdings, LLC in the area of 1401 Vermont Street, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 773).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **Nassif Holdings, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made **not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/(vf)

cc: S. Washington, Mayor's Office
M. Cox, P&DD
D. Rencher, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, **Nassif Holdings, LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, March 25, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT HOUSING AND REVITALIZATION
LAW DEPARTMENT FINANCE DEPARTMENT
LEGISLATIVE POLICY DIVISION

773 *Nassif Holdings, LLC, request to establish an Obsolete Property Rehabilitation District for property located at 1401 Vermont Street, Detroit, MI*

NASSIF

Holdings, LLC

42 Watson Street
Detroit, MI 48201

March 20, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

**RE: Request for the Establishment of an Obsolete Property Rehabilitation
District at 1401 Vermont Street, Detroit, MI**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development District for the property located at **1401 Vermont Street** and described on Attachment A.

This request is made on behalf of 4405P, LLC, a Nassif Holdings Company, which acquired the property on February 15, 2019. As will be shown in this application, it is the intent of this development to honor the building's unique and colorful history, while creating a modern and safe work environment that will allow neighborhood and city residents the opportunity to expand their professional skills, increase home ownership, and blend in with the art-filled building facades found in Corktown.

We will renovate the existing structure and site, while working diligently to repair and maintain the exterior and interior art installations. We are retaining Detroit based professional firms for the renovation and on-going management of the facility. We are targeting tenants that have a positive impact on their communities; ones that create opportunities for City and neighborhood residents to expand their professional skill sets and increase home ownership opportunities.

We have demonstrated the ability to execute on this commitment through our recent redevelopment of 42 Watson Street, which is now fully occupied and has generated many jobs, two new businesses, one business relocation from Livonia, and one from Royal Oak.

This request corresponds to MCL 125.2783 Sec. 3. (1) A qualified local governmental unit, by resolution of its legislative body, may establish 1 or more obsolete property rehabilitation districts that may consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land, if at the time the resolution is adopted, the parcel or tract of land or portion of a parcel or tract of land within the district is either of the following: (a) Obsolete property in an area characterized by obsolete commercial property or commercial housing property.

We appreciate City Council's review of this application as the redevelopment is not possible without the 12-year abatement.

The capital investment in this project, including acquisition, exceeds \$4,500,000. Tenant improvement allowances could require an additional \$500,000. The capital stack for this is comprised of owner's equity, a first mortgage from Cinnaire/Develop Michigan, and a second mortgage from Invest Detroit. The debt service for this project is high, as a 13% return minimum is required by the lenders. Without the tax abatement we not be able to obtain rent levels to make this feasible.

The development team is creating extensive Detroit-based job growth through this venture. For example, the real estate brokerage firm listing the asset (Define Real Estate) is a new company based in Detroit (and owned by a Detroit resident). The listing of this building has allowed the owner to hire a junior broker and lease office space in Brush Park. The property manager (Beanstalk) will have staff dedicated to this asset increasing their full-time employment. Likewise, other Detroit-based firms are active in the redevelopment.

Given the nature and amount of capital investment over the next five years at the subject, we request a twelve-year abatement.

As stated above, it is the intent of this development to have a sustained impact on not only the Corktown neighborhood, but the City of Detroit in its entirety. We are targeting tenants that will "give-back" to the city, either through new job growth or through training Detroiters to fill the fast-growing (and underserved) technology industry. It is our hope that the people who come through this building will fill other new jobs in Detroit, and that the capital improvements required to bring the building up to standard will enable a number of new Detroit companies to grow and expand.

The financial discipline of the development team, including maintaining the current property taxes being paid in full, will enable this growth.

Thank you again for your time and consideration. This exciting development will enable a generation of Detroiters to seek their own futures and expand into new career paths. We will add a splash of art and color to a very concrete colored street. With the assistance of City Council, we will be able to build a financially feasible development.

Respectfully submitted,



Marc G. Nassif, MAI, LEED AP, MRICS
President
4405P, LLC *marcnassif@yahoo.com*

Attachment A: Site Map that includes the parcel(s) of property / Legal Description
Attachment B: Paid Receipt of Current Taxes

cc: K. Bridges, DEGC
N. Marsh, DEGC
V. Farley, HRD

Exhibit A

- A) **Property Description:** The building was built in two phases, with the first occurring in the early 1930's as a print shop. Later, sometime between 1955-1958 an addition was added to the building on the northern side. The building was owned and operated from its original construction until 2011 with the current seller (Ponyride) acquired it. Since 2011 the seller has subleased portions of the building to a variety of tenants. Over the last eight years Ponyride has tied the building to local and national artists through the commissioning of interior and exterior murals. It is our hope and desire to maintain the existing artwork. In 2018 the seller decided to vacate and sell the building (please see attached letter verifying the sale was voluntary and best for the finances of Ponyride).
- B) **Proposed Use:** Upon completion of the proposed renovation the subject will be used mainly as office and showroom space. We have been approached by a number of restaurants to occupy the building. We are targeting business that will provide a positive benefit to the community. In one case we are working with a firm that does adult bootcamp style coding training to help adults enter tech positions. In another case we are discussing options for two firms currently located in the suburbs to move to Detroit and help first-time home owners.
- C) **Proposed Renovation:** The renovation will include a full demolition of the interior, reconfiguring and new construction of all interior partitions, renovation or replacement of the existing elevator, painting and repairing the murals on the exterior of the building, a partial roof replacement (over the 1950's portion of the building), new windows on the ground floor, and exterior work including repairing the parking lot.
- D) **Building Equipment Detail:** Very little to none of the existing personal property will remain in place at the subject. We are planning on retaining some compressed air lines at the property for future use, but little to no other personal property will remain.
- E) **Project Timeline:**
- | | |
|-------------------------|-------------------------|
| a. Acquisition: | February 2019 |
| b. Seller Move-out: | May 2019 |
| c. Interior Demolition: | June 2019 |
| d. Interior Build-out: | June – August 2019 |
| e. Tenant Move-In: | August – September 2019 |
- F) **Legal Descriptions:**
- 1401 Vermont: W VERMONT 152-155-158 159 & 162 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 163.7 X 130
 - 1435 Vermont: W VERMONT 149 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130

- c. 1442 Wabash: E WABASH PT OF 154SUB OF PT OF OL 1 LAFFERTY FARM L1 P305 PLATS W C R DESC AS BEGAT SE COR SD LOT 154TH ALG SELY LINE SD LOT S 67D 05M17S W12.86 FT TH N 55D 14M 01S W118.09 FT TH N 67D 13M E 73.52 FTTH ALG ELY LINE SD LOT S 22D 47M E 99.70 FT TO P O B 8/20 7,030 SQ FT
- d. 1443 Vermont: W VERMONT 146 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130

Attachment A



TITLE POLICY NOTES

[illegible]

LÉGAL DESCRIPTION

[illegible]

(1995)

500

SITE DATA

Parameter	Value
Parameter 1	100.000
Parameter 2	100.000
Parameter 3	100.000
Parameter 4	100.000
Parameter 5	100.000
Parameter 6	100.000
Parameter 7	100.000
Parameter 8	100.000
Parameter 9	100.000
Parameter 10	100.000
Parameter 11	100.000
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Parameter 93	100.000
Parameter 94	100.000
Parameter 95	100.000
Parameter 96	100.000
Parameter 97	100.000
Parameter 98	100.000
Parameter 99	100.000
Parameter 100	100.000

SURVEY NOTES

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
500 5TH AVENUE
NEW YORK, N.Y. 10018

FLOOD HAZARD NOTE

THE UNIVERSITY OF MICHIGAN LIBRARY
SERIALS ACQUISITION
300 N. ZEEB RD.
ANN ARBOR, MI 48106-1500

SURVEYOR'S CERTIFICATION

JAMES L. LINDSEY, JR.
 3711 LINDSEY BLVD.
 FORT WORTH, TEXAS 76107
 TEL. 738-6777

SURVEYOR'S NOTES

[illegible]

DTE DISC:AIMER NOTE

Mr. J. L. Smith, Jr., has been elected president of the American Association of University Professors.

CONJUGATE

[illegible]

Attachment B

1401 VERMONT 48216 (Property Address)

Parcel Number: 08008679-83



Item 1 of 6

5 Images / 1 Sketch

Property Owner: 4405 P, LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1928
 - # of Buildings: 2
 - Total Sq.Ft. 28,363

> Assessed Value: \$109,100 | Taxable Value: \$104,142

- > Property Tax Information found

Owner and Taxpayer Information**Owner**

4405 P, LLC
42 WATSON STE C
DETROIT, MI 48201

Taxpayer

SEE OWNER INFORMATION

Legal Description

W VERMONT 152-155-158 159 & 162 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 163.7 X 130

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$987.79	\$987.79	01/14/2019	\$0.00
2018	Summer	\$8,118.20	\$8,118.20	01/14/2019	\$0.00
2017	Winter	\$967.61	\$967.61	01/11/2018	\$0.00
2017	Summer	\$8,081.42	\$8,081.42	01/11/2018	\$0.00

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1435 VERMONT 48216 (Property Address)

Parcel Number: 08008678.



Item 1 of 1

[1 Image / 0 Sketches](#)**Property Owner: 4405P, LLC STE C****Summary Information**

> Assessed Value: \$3,100 | Taxable Value: \$2,756

> [Property Tax Information found](#)**Owner and Taxpayer Information****Owner**4405P, LLC STE C
42 WATSON STE C
DETROIT, MI 48201**Taxpayer**[SEE OWNER INFORMATION](#)**Legal Description**

W VERMONT 149 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$26.09	\$26.09	01/14/2019	\$0.00
2018	Summer	\$212.15	\$212.15	01/14/2019	\$0.00
2017	Winter	\$25.59	\$25.59	01/11/2018	\$0.00
2017	Summer	\$211.26	\$211.26	01/11/2018	\$0.00

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1443 VERMONT 48216 (Property Address)

Parcel Number: 08008677.



Item 1 of 1 1 Image / 0 Sketches

Property Owner: 4405P, LLC STE C**Summary Information**

> Assessed Value: \$3,100 | Taxable Value: \$2,756

> Property Tax Information found

Owner and Taxpayer Information**Owner**4405P, LLC STE C
42 WATSON STE C
DETROIT, MI 48201**Taxpayer**

SEE OWNER INFORMATION

Legal Description

W VERMONT 146 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$26.09	\$26.09	01/14/2019	\$0.00
2018	Summer	\$212.15	\$212.15	01/14/2019	\$0.00
2017	Winter	\$25.59	\$25.59	01/11/2018	\$0.00
2017	Summer	\$211.26	\$211.26	01/11/2018	\$0.00

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1442 WABASH 48216 (Property Address)

Parcel Number: 08008705.002L

Property Owner: 4405 P, LLC**Summary Information**

> Assessed Value: \$7,300 | Taxable Value: \$6,942

> Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner4405 P, LLC
42 WATSON STE C
DETROIT, MI 48201**Taxpayer**

SEE OWNER INFORMATION

Legal Description

E WABASH PT OF 154SUB OF PT OF OL 1 LAFFERTY FARM L1 P305 PLATS W C R DESC AS BEGAT SE COR SD LOT 154TH ALG SELY LINE SD LOT 5 67D 05M17S W 12 86 FT TH N 55D 14M 01S W118.09 FT TH N 67D 13M E 73 52 FTTH ALG ELY LINE SD LOT S 22D 47M E 99 70 FT TO P O B 8/20 7,030 SQ FT

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property

Enter a Payment Date **3/21/2019**

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$65.79	\$65.79	01/14/2019	\$0.00
2018	Summer	\$534.45	\$534.45	01/14/2019	\$0.00
2017	Winter	\$64.46	\$64.46	01/11/2018	\$0.00
2017	Summer	\$532.06	\$532.06	01/11/2018	\$0.00

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2015-07-13

773

773 *Petition of Nassif Holdings, LLC,
request to establish an Obsolete
Property Rehabilitation District for
property located at 1401 Vermont
Street, Detroit, MI*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT
HOUSING AND REVITALIZATION
LAW DEPARTMENT FINANCE DEPARTMENT
LEGISLATIVE POLICY DIVISION



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY: 711
(313) 224-9400
WWW.DETROITMI.GOV

May 14, 2018

Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, Suite 808
CAYMC
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – 4405P LLC, A Nassif Holdings Company**
Address: 1401 Vermont, 1435 Vermont, 1443 Vermont and 1442 Wabash
Parcel Numbers: 08008679-83, 08008678., 08008677. and 08008705.002L

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **1401 Vermont, 1435 Vermont, 1443 Vermont and 1442 Wabash** near the **West Side Industrial** area.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

4405P LLC plans to rehabilitate the building for use as mainly office and showroom space. The two-story building at 1401 Vermont is currently vacant, has 28,363 square foot office building area, built 1928 with additional building area added in 1955, and situated on .489 acres of land. The other addresses consists of parking lots on a total of .275 acres of land. Rehabilitation will include a full demolition of the interior, reconfiguring and new construction of all interior partitions, renovation or replacement of the existing elevator, partial roof replacement, new windows on the ground floor and exterior work including repairing the parking lot.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **1401 Vermont, 1435 Vermont, 1443 Vermont and 1442 Wabash** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation District
1401 Vermont, 1435 Vermont, 1443 Vermont and 1442 Wabash
Page 2

Property Address: 1401 Vermont

Parcel Number: 08008679-83

Legal Description: W VERMONT 152 155 158 159 & 162 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 163.7 X 130

Property Address: 1435 Vermont

Parcel Number: 08008678.

Legal Description: W VERMONT 149 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130

Property Address: 1442 WABASH

Parcel Number: 08008705.002L

Legal Description: E WABASH PT OF 154SUB OF PT OF OL 1 LAFFERTY FARM L1 P305 PLATS W C R DESC AS BEGAT SE COR SD LOT 154TH ALG SELY LINE SD LOT S 67D 05M17S W 12.86 FT TH N 55D 14M 01S W118.09 FT TH N 67D 13M E 73.52 FTTH ALG ELY LINE SD LOT S 22D 47M E 99.70 FT TO P O B 8/20 7,030 SQ FT

Property Address: 1443 Vermont

Parcel Number: 08008677.

Legal Description: W CASS LOTS 5 THRU 1, E 12 FT OF S 57.50 FT OF 8 & E 12 FT OF 11 ALSO VAC ALLEYS ADJ BLK 11 CASS FARM CO LTD SUB L19 P35 PLATS W C R 2/27 39,813 SQ FT COMB OF PART OF ITEMS 02001069. & 02002158. LK 12/26/03

The legal description matches the OPRA district request.





TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 1401, 1435, 1443
Vermont Street and 1442 Wabash
DATE: May 6, 2019
CC: Maurice Cox, Director, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Nassif Holdings LLC.

Location and Project Proposal: 1401 1435, 1442 Vermont Street and 1442 Wabash; Project seeks to renovate existing structure and site that honors the structure's unique history while also creating a modern and safe work environment that targets professionals that wish to support professional skills/development, home ownership resources, or services that support community and resident good. Project will provide office and showroom space. Project will also repair and maintain exterior and interior art installations.

Existing Site Information: The building was built in two phases, with the first occurring in the early 1930s as a print shop. Later, between 1955-1958 an addition was added to the building on the northern side. The building was owned and operated from its original construction until 2011 with the current seller (Ponyride) acquired it. Since 2011, the seller has subleased portions of the building to a variety of tenants. Over the last eight years Ponyride has tied the building to local and national artists through the commissioning of interior and exterior murals. In 2018, the seller (Ponyride) decided to vacate and sell the building.

Interpretation

Impact on Surrounding Land Use

According to the Master Plan Future Land Use Map, the project site is bounded by areas designated as Light Industrial (IL). The zoning of the project site is M4 (Intensive Industrial District), to the north and the east of the project site is also classified as M4; to the west of the subject site the block is zoned M3 (General Industrial District) and M2 (Restricted Industrial District). The project site is surrounded by large "big box" operations and fenced perimeters. The proposed project would help the area's public aesthetic by injecting a set of neighborhood-friendly operations than what currently exists in the area

Impact on Transportation

The project site has access to one bus line and a MoGo bike-share station on Bagley Street to the north and access to one bus line along Rosa Parks Blvd. The project site's proposal could attract ridership to these existing bus lines. Contingent on the number of employees and emerging volume of retail/restaurant/hospitality destination interests in the area of Corktown bounded by the rail line, Bagley, Sixth Street, and Fort, DDOT may consider adding a stop on Rosa Parks Blvd at Porter Street to further support access to surrounding businesses.

**Master Plan Interpretation**

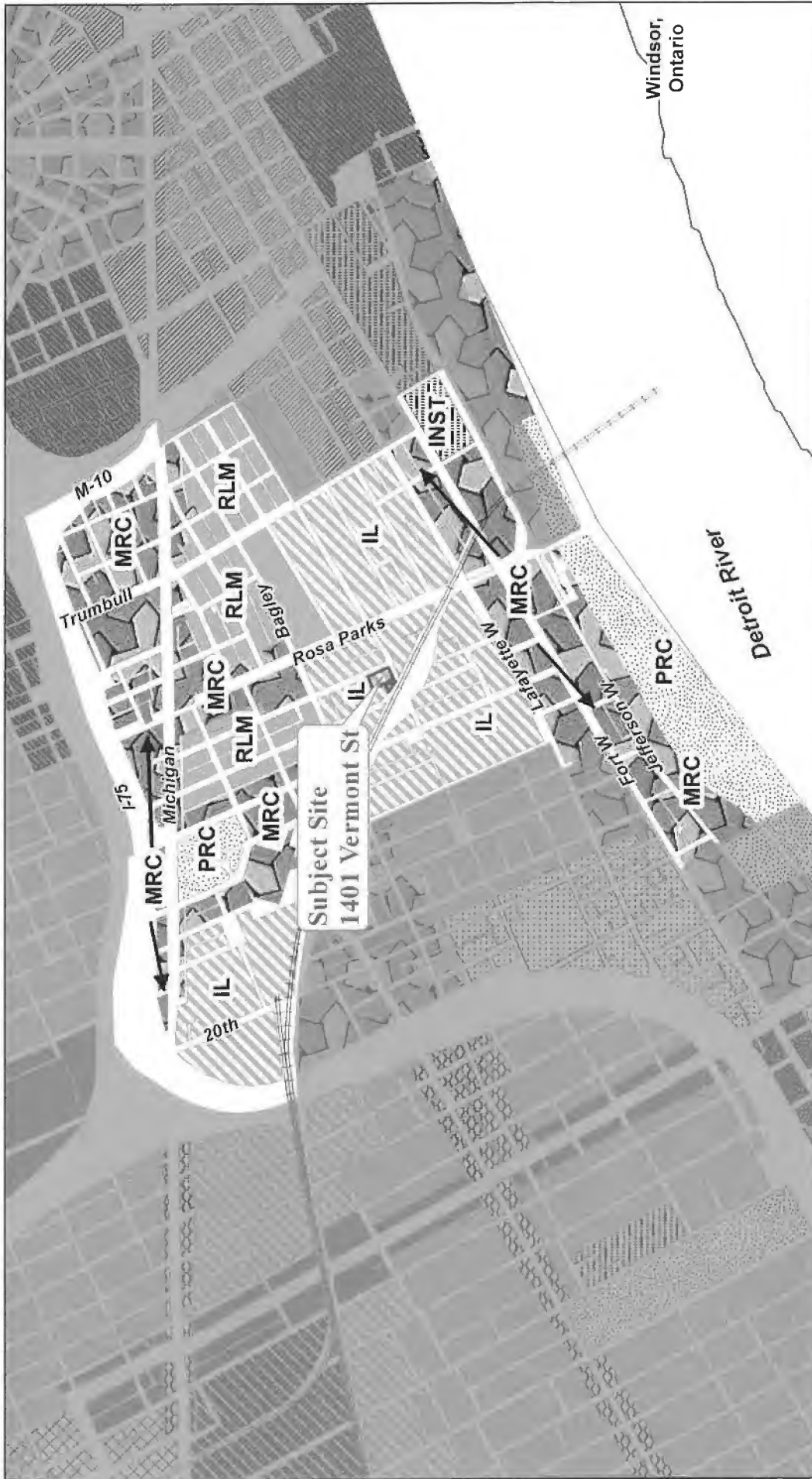
The subject site area is designated Light Industrial (IL). Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.

While the proposed project is not industrial by nature, the proposed uses on the .77 acre site will not negatively impact nor drastically change the character of the current surroundings. As neighborhood destinations continue to emerge in the area, a Master Plan Amendment may be explored in the future to better align with anticipated future land uses and future planning recommendations. In the interim, further discussion regarding the future land uses of this area will be explored during the City's upcoming Corktown Neighborhood Planning Process.

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments

Future General Land Use Map: Neighborhood Cluster 4; Corktown; Map 4-2B



Map 4-2B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Corktown

Future Land Use

<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <ul style="list-style-type: none"> Low Density Residential (RL) Low / Medium Density Residential (RLM) Medium Density Residential (RM) High Density Residential (RH) Major Commercial (CM) Retail Center (CRC) Neighborhood Commercial (CN) Thoroughfare Commercial (CT) Special Commercial (CS) General Industrial (IG) Light Industrial (IL) </div> <div style="width: 48%;"> <ul style="list-style-type: none"> Distribution / Port Industrial (IDP) Mixed - Residential / Commercial (MRC) Mixed - Residential / Industrial (MRI) Mixed - Town Center (MTC) Recreation (PRC) Regional Park (PR) Private Marina (PRM) Airport (AP) Cemetery (CEM) Institutional (INST) </div> </div>
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CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
(313) 224-1310
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21

May 20, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Property Sale
9020 Central Detroit, MI 48204

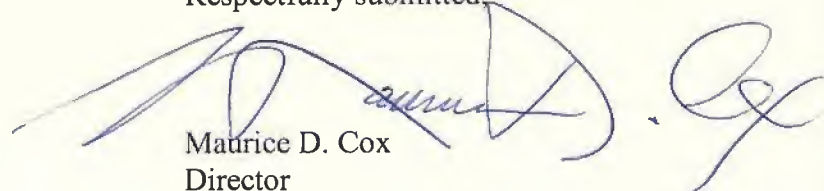
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Fontenot Landscape Services, LLC, a Michigan Limited Liability Company (the “Purchaser”), to purchase certain City-owned real property at 9020 Central, Detroit, MI (the “Property”) for the purchase price of Two Thousand and 00/100 Dollars (\$2,000.00).

Fontenot owns and operates its business at 8881 Central. The Property is located across the street adjacent to other property they own at 9002 Central. It consists of vacant land measuring approximately 6900 square feet and is zoned R1 (Single Family Residential). Fontenot wishes to maintain the Property as greenspace, removing the blight within the neighborhood. Any proposed use of the Property by Fontenot shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Fontenot Landscape Services, LLC, a Michigan Limited Liability Company.

Respectfully submitted,


Maurice D. Cox
Director

CITY CLERK 2019 MAY 29 4:44 PM

Stephanie Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 9020 Central, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Fontenot Landscape Services, LLC,, a Michigan Limited Liability Company (the “Purchaser”), for the purchase price of Two Thousand and 00/100 Dollars (\$2,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) One Hundred Twenty and 00/100 Dollars (\$120.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred and 00/100 Dollars (\$100.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

E CENTRAL LOTS 123 AND 124 STOEPELS GREENFIELD HIGHLANDS SUB L31 P1 PLATS
W C R 16/197 60 X 115

DESCRIPTION CORRECT

BY _____
ENGINEER OF SURVEYS

A/K/A 9020 CENTRAL
WARD 16 ITEM 024903



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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22

May 17, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Property Sale
5432 and 5428 Michigan Detroit, MI 48210

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 5428-32 MA, LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 5432 and 5428 Michigan, Detroit, MI (the "Property") for the purchase price of Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00).

The Property consists of vacant land measuring approximately 5000 square feet and is zoned B3 (Shopping District). The Purchaser proposes to construct a restaurant. Any proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to 5428-32 MA, LLC, a Michigan Limited Liability Company.

Respectfully submitted,

Maurice D. Cox
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 MAY 29 AM 11:19

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 5432 and 5428 Michigan, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 5428-32 MA, LLC, a Michigan Limited Liability Company (the "Purchaser"), for the purchase price of Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred Seventy Five and 00/100 Dollars (\$475.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

N MICHIGAN LOTS 5 AND 6 BLK 2 SUB OF PT P C 260 L3 P17 PLATS, W C R 16/88 X 100

DESCRIPTION CORRECT

BY _____
ENGINEER OF SURVEYS

A/K/A 5428, 5432 MICHIGAN
WARD 16 ITEMS 001733 AND 001734



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
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(313) 224-1310
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May 14, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
5250 Newport, Detroit, MI 48213**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Barbara Romeo (the “Purchaser”), to purchase certain City-owned real property at 5250 Newport, Detroit, MI (the “Property”) for the purchase price of Five Thousand and 00/100 Dollars (\$5,000.00).

The purchaser owns the adjacent home located at 5258 Newport, and proposes to rehabilitate 5250 Newport in order to help revitalize the neighborhood. The Property consists of a four-unit residential structure in need of significant repair and is zoned R2 (Two-Family Residential District). Purchaser’s use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Barbara Romeo.

Respectfully submitted,

Maurice D. Cox
Director

Stephanie Washington, Mayor’s Office

CITY CLERK 2019 MAY 29 AM 10:45

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 5250 Newport, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Barbara Romeo (the "Purchaser"), for the purchase price of Five Thousand and 00/100 Dollars (\$5,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Three Hundred and 00/100 Dollars (\$300.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Fifty and 00/100 Dollars (\$250.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

E NEWPORT LOT 74 WERNERS PARK SUB L43 P1 PLATS, W C R 21/621 40 X 107

a/k/a 5250 Newport
Tax Parcel ID 21053941

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
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24

May 16, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
1340 Oakman Detroit, MI 48238**

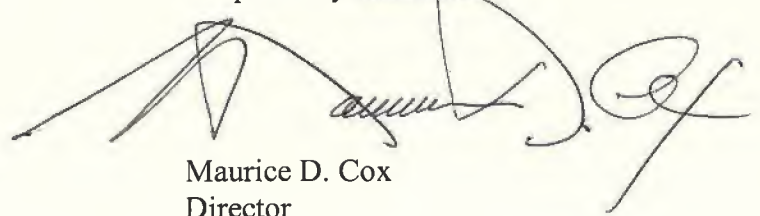
Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Focus: Hope, a Michigan Nonprofit Corporation (the "Purchaser"), to purchase certain City-owned real property at 1340 Oakman, Detroit, MI (the "Property") for the purchase price of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00).

The Property is adjacent to and in the middle of Focus: Hope's facilities located at 1200 thru 1400 Oakman. It consists of vacant land measuring approximately 25000 square feet and is zoned M4 (Intensive Industrial District). Focus:Hope wishes to continue to maintain the Property as part of their existing complex. Any proposed use of the Property by Focus:Hope shall be consistent with the allowable uses for which the Property is zoned.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Focus:Hope, a Michigan Nonprofit Corporation.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 MAY 29 AM 11:19

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 1340 Oakman, Detroit, MI (the “Property”), as more particularly described in the attached Exhibit A incorporated herein, to Focus:Hope, a Michigan Nonprofit Corporation (the “Purchaser”), for the purchase price of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00); and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred Seventy Five and 00/100 Dollars (\$375.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

N OAKMAN BLVD W 125 FT OF E 1293.40 FT OF 200 FT W & ADJ 12TH ST N & ADJ
OAKMAN BLVD 1/4 SEC 7 TTAT 8/--- 25,000 SQ FT

DESCRIPTION CORRECT

BY _____
ENGINEER OF SURVEYS

A/K/A 1340 OAKMAN BLVD
WARD 08 ITEM 005019

City of Detroit

CITY COUNCIL


RAQUEL CASTAÑEDA-LÓPEZ
COUNCIL MEMBER
DISTRICT 6

25

MEMORANDUM

TO: David Whitaker, Director, Legislative Policy Division

THRU: Council Member Brenda Jones, Council President

FROM: Council Member Raquel Castañeda-López 

DATE: May 23, 2019

RE: Proposed Re-Zoning of Industrial Land from W. Vernor Framework Study

I request that the City Planning Commission work with my office to re-zone the industrial parcels directly abutting the railroad to the West and North of I-75 as prescribed in the W. Vernor Framework Study.

Please do not hesitate to contact my office if you have any questions. Thank you.

Cc: Honorable Detroit City Council
Stephanie Washington, Mayor's Liaison
City Clerk

CITY CLERK 2019 MAY 28 PM1:48